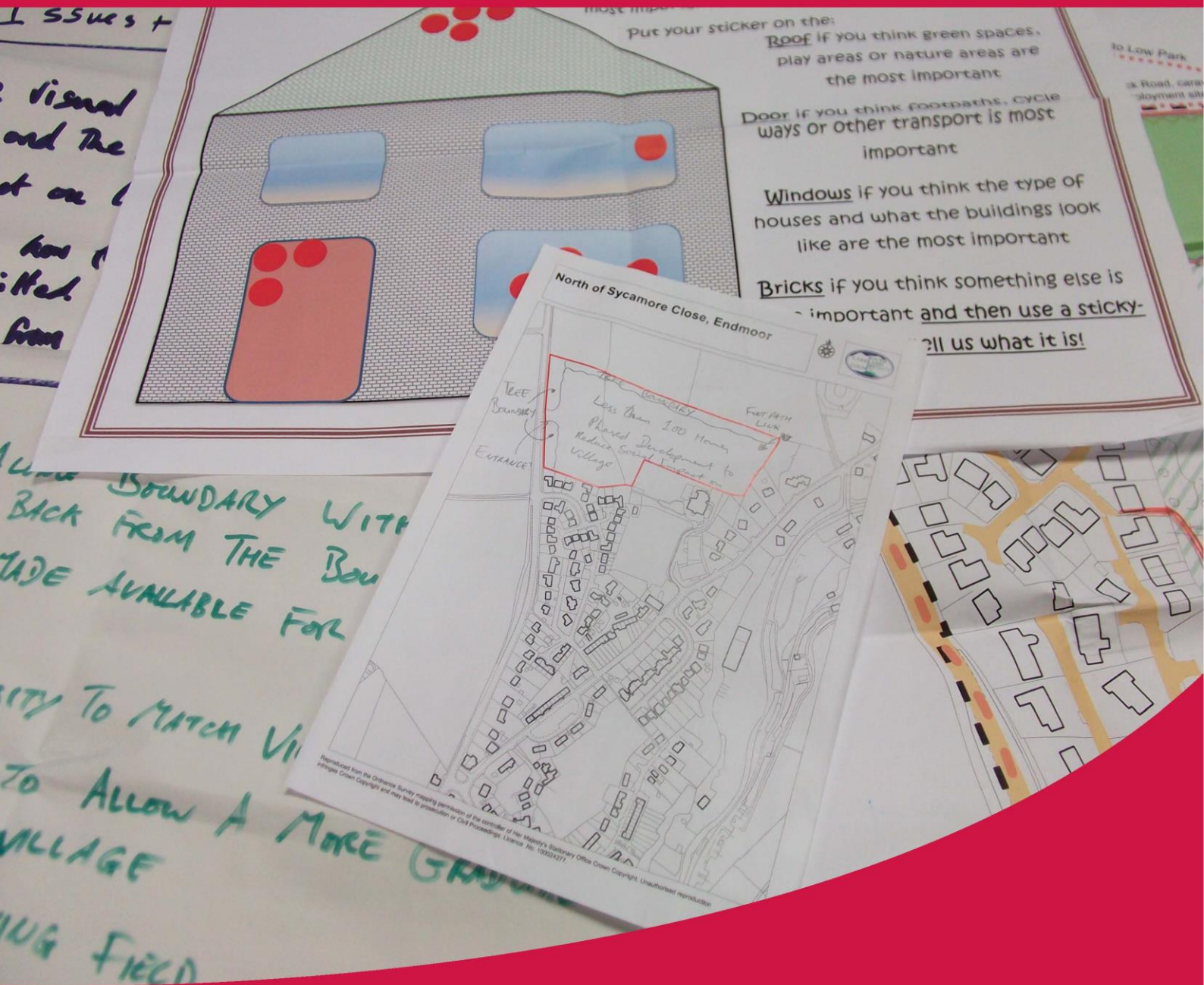


# Supplementary Planning Document North of Sycamore Close, Endmoor

## Development Brief Consultation Statement



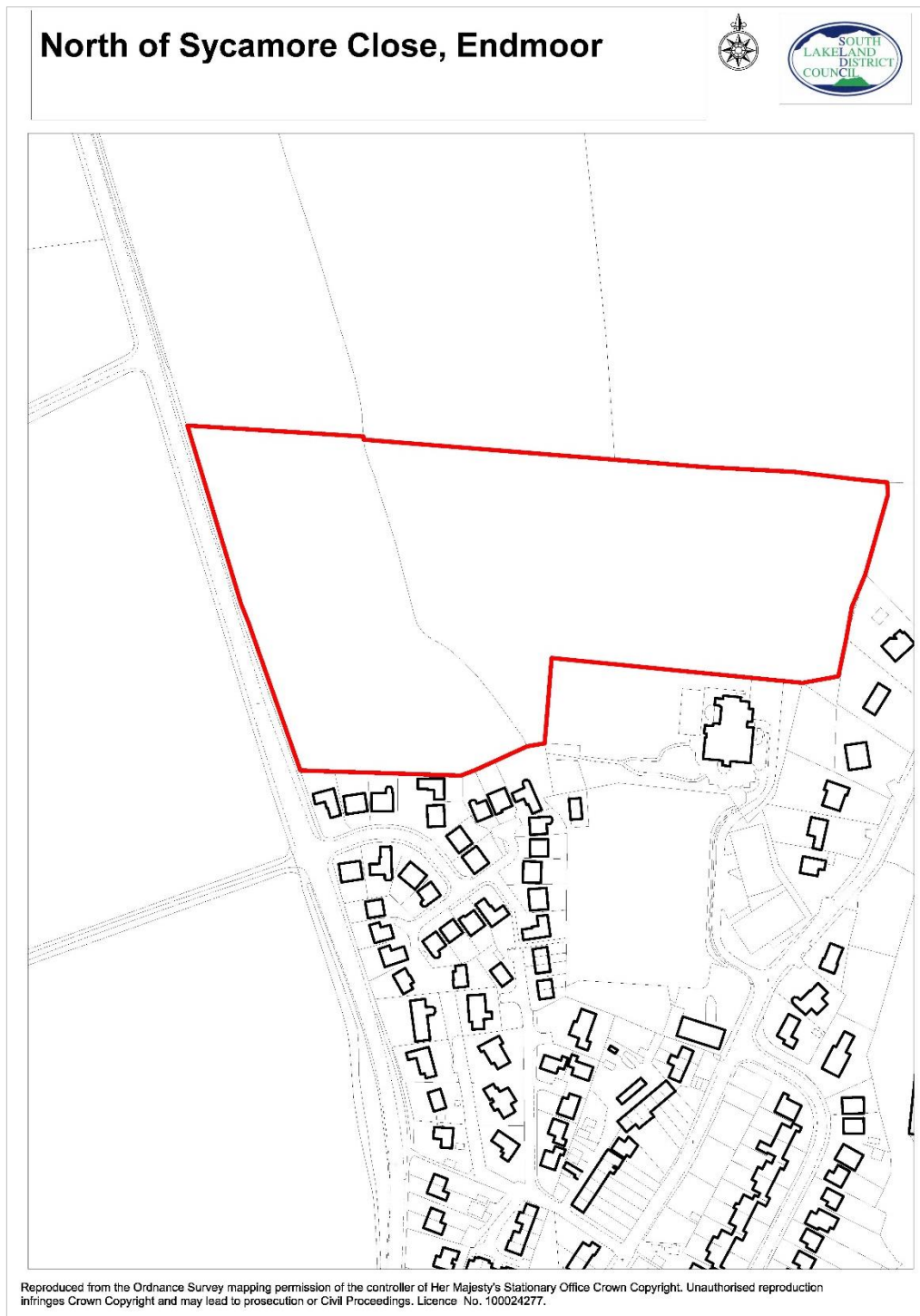
August 2017

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# 1. Introduction

- 1.1 This document sets out how the Council has involved the community and relevant organisations in the preparation of a Development Brief for the allocated site at North of Sycamore Close, Endmoor (see map below). It shows how the Council has complied with **Regulation 12 of the Town and Country Planning (Local Development) (England) 2012 Regulations**, which relates to public participation in the preparation of Supplementary Planning Documents (SPDs).



1.2 In accordance with Regulation 12, this document sets out:

- Who we invited to comment on the SPD (Regulation 12 (a)(i));
- A summary of the main issues raised by those people (or organisations) (Regulation 12 (a)(ii));
- How the issues raised have been addressed in the SPD (Regulation 12 (a)(iii));
- That we:
  - made the relevant documents available at their principal office, on its website and at other suitable locations in the area (Regulation 12 (b));
  - gave people 4 weeks to make representations (Regulation 12 (b)(i));
  - made it clear where to send representations to (Regulation 12 (b)(ii)).

1.3 Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. Regulation 12 states that, when seeking representations on an SPD, documents must be made available in accordance with Regulation 35, which requires the Council to make documents available:

- at the principal offices of the Council and other places within the area and;
- on our website.

1.4 In addition to the Regulations, our **Statement of Community Involvement (SCI) 2016** sets out further details of how we should undertake consultations<sup>1</sup> on Local Plan documents. We have exceeded the requirements set out in the SCI relating to early consultation on the preparation of Development Briefs, as set out in Table 1.

1.5 Responses to the [Issues and Options consultation](#) (9 June 2016 to 21 July 2016) and the [Draft Brief consultation](#) (6 April 2017 to 25 May 2017) can be viewed via the Council's website.

Table 1: SCI Requirements vs. Consultation Methods Used		
Consultation Method	SCI requirement for early consultation on SPDs?	Undertaken for Development Briefs consultation?
Making consultation documents available at Council Offices and local libraries where relevant	✓	✓
Documents available on the Council's website and electronic consultation response options	✓	✓
Media (local press)	✓	✓
Using existing channels / networks	✓	✓
Key stakeholder groups	✓	✓
Issuing a questionnaire	X	✓
Exhibitions, leaflets and/or posters	X	✓
Focus Groups	X	X

<sup>1</sup> Statement of Community Involvement 2016

<b>Table 1: SCI Requirements vs. Consultation Methods Used</b>		
<b>Consultation Method</b>	<b>SCI requirement for early consultation on SPDs?</b>	<b>Undertaken for Development Briefs consultation?</b>
Newsletter – South Lakeland News	X	✓
Meetings with the community	✓	✓
Liaising with schools and colleges	X	X
3-D Computer modelling	X	X

## 2. Who we have engaged with

2.1 Table 2 sets out in broad terms who the Council has engaged with in preparing the Development Brief for North of Sycamore Close, Endmoor.

<b>Table 2: Who we have engaged with</b>
<b>Specific Consultation Bodies</b>
<ul style="list-style-type: none"> <li>Duty to Cooperate bodies: Neighbouring Local Planning Authorities; Natural England, Environment Agency, Historic England, NHS Cumbria Clinical Commissioning Group, Highways England, Office of Rail Regulation and Network Rail, Homes and Communities Agency, Civil Aviation Authority, Marine Management Organisation, Coal Authority, Cumbria County Council, Lancashire County Council.</li> <li>Other consultation bodies: United Utilities, Electricity Northwest, National Grid, Telecommunication organisations, relevant Town / Parish Councils, Cumbria Constabulary.</li> </ul>
<b>General Consultation Bodies</b>
<ul style="list-style-type: none"> <li>Members of the public</li> <li>Local and County Council Elected Members (Councillors)</li> <li>Groups representing voluntary, racial/ethnic, national, religious, disability and business interests.</li> <li>Specific groups representing certain interests who may cover for example environmental, health, education, transport, leisure, economic development and community needs or equalities issues.</li> </ul>

2.2 This included all individuals who, at the time of consultation, were identified on the Local Plan consultee database and had indicated to us that they had an interest in the North of Sycamore Close Development Brief; residents at all addresses within an identified area close to the Sycamore Close site and community groups, businesses and other organisations registered on our consultation database.

### Equalities

2.3 As set out above and below, we directly consulted a range of community groups and organisations by contacting them by letter or email through our consultation database. This included organisations representing particular social groups including faith groups, people from black and minority ethnic backgrounds, people with disabilities

and particular age groups, including the young and elderly. A range of engagement techniques were used in order to attract all groups to make their views known.

2.4 Methods of engagement used to help broaden the accessibility of the consultation include:

- Translation / other formats available for all documents;
- Venues for drop-in days are accessible to those with disabilities and open into the evenings (11am-7pm where possible);
- Large print versions of the planning maps were made available and officers were on hand to explain;
- Specific activities aimed at children were part of the drop-in events;
- Different methods of responding were available including drawing onto maps and using post-it notes as well as response forms and the option to write a letter or email;
- Ensuring the consultation was advertised through as many means as practicable (see paragraphs 1.5, 3.7 and 3.8)

## 3. How we have engaged

### Early Engagement

3.1 The Council undertook early, informal consultation with a range of relevant stakeholders and organisations in March 2016 to ensure that the most up-to-date information and guidance available was taken into account on topics such as utilities requirements, biodiversity, heritage and highways, education and health infrastructure and/or to ensure that they were aware of the process. This included:

- landowners
- agents representing landowners/developers
- developers
- relevant parish/town councils
- local elected members (Councillors)
- other key interest groups
- services / infrastructure providers
- duty to co-operate bodies

3.2 On the 26 April 2016, a Placemaking workshop took place at Endmoor Village Hall, Endmoor. The workshop provided an opportunity for invited key stakeholders to share ideas, suggestions and views on the scope of the Development Brief and to identify constraints and opportunities to be taken into account. Prior to the event participants were invited to an optional site visit. A summary of the event and its findings are available on the [Development Briefs supporting documents](#) page of our website. The summary documents identify changes made to the draft constraints and opportunities map and Appendix 3 documents as a result of the feedback from the event. It includes a record of all the comments made at the event.

3.3 The outcome of this early engagement has been used to inform the:

- scope of the Development Brief;
- key issues that need to be considered in the brief;
- identification of key local stakeholders;
- stakeholders' roles in the process;
- nature of the type of future community engagement exercises;
- identification of relevant information particularly infrastructure provision (for example utilities provision).

### Issues and Options and Draft Brief Consultations

3.4 A 6-week Issues and Options public consultation on two Phase 3A Development Briefs took place from **9 June 2016 to 21 July 2016**. The consultation sought to gather communities' and individuals' views, thoughts and ideas on what should be covered in each development brief and the direction/focus each brief should take. Additionally, we wanted to ensure that all relevant stakeholders and communities were clear on:

- the **development briefs**, the **purpose** for them, the **process** of preparing them and how and when they **may affect them**;
- **how and when they can comment on and get involved in preparing the proposals, what they can and can't influence**;
- how and when their comments will be **taken into account** by the Council and when they can expect feedback;

- the remaining **stages** in preparing the **development briefs** and further opportunities to comment.
- 3.5 It was also important that the consultation helped local people make full use of the opportunity to express community needs and aspirations and made sure that the needs of 'hard to reach' groups were taken into account.
- 3.6 The **Draft Brief Consultation** ran from Thursday 6 April to 5pm Thursday 25 May 2017. This period of consultation sought communities' organisations' and individuals' views on the draft proposals for the site that had been developed as a result of earlier consultation and further evidence base work.
- 3.7 Prior to the Issues and Options and Draft Brief consultation periods we raised awareness of the upcoming consultations through a number of means. We:
- **Wrote (by email or letter) to individuals** who, at the time, were identified on the Local Plan consultee database and had indicated to us that they had an interest in the North of Sycamore Close Development Brief;
  - **Wrote (by email or letter) to all groups and organisations** listed on the Local Plan consultee database;
  - Placed all relevant documents on the **Council's website**;
  - Made all documents available at relevant **Council Offices and relevant local libraries**;
  - **Briefed all relevant District Councillors and County Councillors** by email/letter on the proposals and consultation process;
  - **Briefed relevant Town and Parish Councils** by email/letter on the proposals and consultation process;
  - Issued a **press release to the local media**;
  - Placed **press advertisement** in the local Westmorland Gazette newspaper prior to the start of the consultation;
  - Used **Facebook & Twitter** to promote awareness of the development brief process.
- 3.8 During the consultations we;
- Placed an **article in South Lakeland News**, (Issues and Options Stage Consultation, Summer 2016), a free newspaper that is distributed to all households in the District;
  - **Enabled responses to be submitted online, by email, by post or by hand**;
  - Held **interactive drop-in open day events** for the Development Brief site (two events in total);
  - Sent **postcards to all addresses within an identified area** close to the Development Brief site (at the Issues and Options consultation stage), informing residents about the drop-in exhibition and participation event. the;
  - Put up **'site notices' at key locations** around the periphery of the site;
  - Used **Facebook & Twitter** to provide reminders about the drop-in events;
- 3.9 The Issues and Options public consultation drop-in event for North of Sycamore Close, Endmoor, was held from 11am-7pm at Endmoor Village Hall on 28 June, 2016. Around 72 people attended. The drop-in event for the Draft Brief was again held at Endmoor Village Hall from 1pm to 7pm (reduced times due to the Hall availability), on 24<sup>th</sup> April 2017. Approximately 35 people attended.



- 3.10 At the drop-in event display boards were used to set out background information and maps and aerial photographs showing the site and photographs/sketches illustrating examples of different design and layout, access or green infrastructure features.
- 3.11 Very large maps (showing key site features, constraints and opportunities) were laid out on tables, along with a range of other information to help people understand the context of the site and existing information held about the site and what we were asking them to think about.
- 3.12 Using the maps and flip-charts, people could use pens/pencils or post-it notes to record their thoughts. They could also use smaller copies of the maps to draw their ideas on and submit as part of their response if they wished. Response forms and other documentation were available to view and take away.
- 3.13 At the Issues and Options drop in event, a 'House of Ideas' activity for children was used, which involved different sections of a house representing different aspects for consideration (such as green spaces or design) and stickers being used to enable children to select which aspects they felt were most important.

### **Recording comments**

- 3.14 All comments received online were automatically recorded in the Council's consultation database. All those received by email, letter or on paper copies of the response form were recorded on the database manually. Comments from the [Issues and Options stage](#) and the [Draft Brief stage](#) consultations are available to view on the Council's website. Comments from the Issues and Options stage consultation are summarised at Appendix 1 and comments from the Draft Brief Stage can be found at Appendix 2.
- 3.15 All anonymous comments, for instance, those received on post-it notes or flip-charts at the drop-in events, were typed up and are recorded in the appendices. In the case of annotated maps where the person's name and address were not given, these were scanned and the ideas they represented considered when drawing up the briefs.

## 4. Summary of the main issues raised and the Council's response

- 4.1 This section provides a summary of the **key** messages from the comments received about the North of Sycamore Close site in response to the consultation. A summary of all the comments made (categorised by topic) can be found at Appendix 1 and Appendix 2.
- 4.2 Our response to the key messages or main issues raised is set out in a table that is below the text for each topic area. There is a table for each topic. The table is split in to two columns; one listing the issue raised and the other, our response. The response will advise how the main issue raised has been taken into account and if not, why not – for example if the issue is beyond the scope of adopted Local Plan Planning Policy, is not a material planning consideration, or is beyond the scope of the brief itself. The responses that we have taken into account and that have therefore been used to inform the draft development brief are indicated by a **+ive** symbol and those that have not been taken into account in the brief are indicated by a **-ive** symbol. There are other issues which will be considered through the brief but would ultimately be dealt with more comprehensively through the planning application process (these are not highlighted by a colour). These will continue to be explored further in order to determine the final brief.

### General Issues – purpose and nature of the Brief, factual corrections, changes to wording:

#### Draft Brief Consultation

- 4.3 Preston Richard Parish Council ('the Parish Council') feedback say that they are pleased that the Brief acknowledges the constraints on the site.
- 4.4 The response on behalf of the developer, Story Homes, is generally supportive of the Brief, but there are some concerns that there are a number of requirements proposed which they consider may be beyond their control to deliver, or, which may have a negative impact upon the financial viability and design of the development. The Brief should be a guide, it should not be used to add unnecessary to the financial burdens of development.
- 4.5 Story Homes supports the inclusion of the Proposals Map as 'indicative'; to include it as a guide rather than a prescriptive tool.
- 4.6 Feedback from two members of the public thought that some of the wording in the draft Brief was 'often too woolly'; should avoid the use of words such as - 'encourage' and 'consider'. Conversely, Story Homes considered that the wording should allow for more flexibility, particular in regards of a number of development requirements; with the use e.g. of 'could,' or 'wherever possible' rather than 'will' or 'shall'.
- 4.7 Some feedback from members of the public said that the Brief does not state the actual or maximum number of dwelling units that will be built on the site.

<b>Table 3: General Issues – purpose and nature of Brief, factual corrections B. Key Issues raised and the Council’s response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Wording of proposed requirements; the use of shall, will, could or wherever possible, etc. Concern that some Brief requirements go beyond a/the developers control to deliver.	The brief stresses the detail of the final site layout will be determined at the planning application stage. The brief specifies the landscape/green infrastructure ‘could’ comprise of etc in this regard.
Brief does not state the actual or maximum number of dwellings to be built.	The site could accommodate around 100 dwellings, this is not a fixed target.

## Vision

### Issues and Options Consultation

- 4.8 Comments made emphasise the need for site to ensure physical and social links with the existing community, to provide a more fitting and phased rural extension to the village by redressing faults of adjacent Sycamore Close development and should acknowledge the wider context including possible future development; also emphasises need to respect landscape assets. Despite broad support for draft vision, some concern expressed regarding onerous requirements.

### Draft Brief Consultation

- 4.9 Preston Richard Parish Council commented that they are happy with the Draft Brief’s vision for the site. Story Homes’ feedback said that they are generally supportive of the proposed vision.
- 4.10 Feedback from one member of the public said that the Brief should be more outward looking and look at what the community might become, rather than how the development can be ‘added on’; i.e. what Endmoor will look like in fifty years time.
- 4.11 Two people considered that it was important that the Brief’s vision is adhered to throughout the planning process.

<b>Table 4: Vision A. Key Issues raised and the Council’s response – Issues and Options Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
The Vision should ensure strong links with the existing village.	<b>+ive</b> The vision in the Draft Brief requires sensitive and full integration with the existing community.
The Vision should seek to ensure a more fitting and phased rural extension respecting quality of landscape setting and redressing	The vision in the Draft Brief requires high quality design that complements the local vernacular and responds sensitively to the sites landscape setting and edge of village

faults of Sycamore Close development.	location. Section 3.5 (Design and Layout) identifies the opportunity to redress the loss of village's vernacular identity and avoid replicating the appearance of a suburban housing estate.
The Vision should acknowledge possible future development and look at wider context.	<b>+ive</b> Although not included in the Vision, general principles included in Section 3.4 (Traffic and Movement Framework) of the Draft Brief requires consideration to be given to ensure that the development does not prejudice future development in the local area.
The Vision should be for a gradually phased extension to the village and supply mix of houses with good variety of design	The Vision requires a mix of homes of different types, sizes and tenures to help meet current and future local housing needs.
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
The Briefs vision should be adhered to throughout the planning process.	The Brief will be a Supplementary Planning Document (SPD). It will be planning guidance and as such, will be a 'material consideration' in the assessment of any planning application on the site.
The vision should include what Endmoor will look like in 50 years' time.	<b>-ive</b> The Brief is specifically for the allocation site. It is not the purpose of the Brief to set out a vision for what the whole of the settlement, (Endmoor), will look like in 2067.

## Traffic and Movement

### Issues and Options Consultation

- 4.12 Traffic and access issues attracted a large volume of comments at the drop in event and in written responses.
- 4.13 Concerns were raised about speeding traffic along A65 and in wider area (including Gatebeck Lane), plus the resulting impact on safety of pedestrians and road users especially at key junctions including Gatebeck Lane, Summerlands, Sycamore Close etc. Call for extension of urban speed limit (up to or even beyond Gatebeck Lane/Summerlands junctions) combined with traffic calming measures (e.g. mini roundabout). Some desire for implementation of speed restrictions across wider area to take account of other allocated sites and possible future development in and around Endmoor. Recommended that proposal should be accompanied by comprehensive Transport Assessment and Travel Plan to address issues above.
- 4.14 In relation to vehicular access point, concerns were raised about speed of traffic on this straight stretch of road; again pressed for traffic calming measures as well as positioning of development to ensure good visibility splays achieved.
- 4.15 Many people considered that pedestrian/cycle links from the site to the school and other village facilities to be a key requirement for integrating the development with

existing community; also keen to see links to wider public rights of way network (especially links to Low Park) and good permeability within and through the site. Quality of provision was also considered important to maintain rural feel of area and make use attractive (cross reference made to poor quality of link between Sycamore Close and playing field). Comments also support enhancing existing footpaths and upgrading pavement alongside A65 to cycleway and some form of footway along Gatebeck Lane.

- 4.16 Several people made reference to the poor public transport service (frequency and cost) and the implications of this for accessing employment opportunities and key facilities (e.g. doctors, shops, banks, leisure facilities etc) situated in Kendal and Kirkby Lonsdale. Resulting car-dependency would require sufficient off-road parking provision within the site (including visitor parking), while dependency on public transport could lead to social exclusion.

### **Draft Brief Consultation**

- 4.17 One person considered that the Brief should make it clear whether a second vehicular access for emergency vehicles was a requirement, or not.
- 4.18 Preston Richard Parish Council and two other respondents considered that the 30 mph speed limit on the A65 should be extended to the end of the built up area.
- 4.19 There was some concern expressed in feedback about the frequency of the bus service.
- 4.20 Two people considered that it is essential that public access to the public right of way between the A65 and Gatebeck Road is provided to ensure that there is access from the proposed development.
- 4.21 There was some concern (one person) that car parking provision within the new development needs to be realistic; so that parked cars do not dominate the street scene.
- 4.22 The Parish Council and one other person commented that the efforts of local residents to discourage speeding within Endmoor should be recognised within the Brief and the provision / purchase of a speed indicator device (PTSC) with a solar power system (PTSC 823) to help calm traffic in the area of the development should be required.
- 4.23 The response on behalf of the developer, Story Homes, commented that the final Brief should clarify that any off-site highway works required beyond the site boundary will be required to be delivered through a Section 278 Agreement and should meet the tests set out in the CIL Regulations and be necessary to make the proposed scheme acceptable in planning terms.
- .
- 4.24 Feedback from the Parish Council and a number of people expressed opposition to any new pedestrian cycle way linking the south/eastern corner of Character Area 1, via the school gardens, to the north-west corner of the football pitch by the changing rooms.
- 4.25 It should be noted and accepted that where new pedestrian / cycle links require third party land, the delivery of those links are beyond Story Homes control and influence. The language within the Brief should therefore allow for some flexibility.

<b>Table 5: Traffic and Movement</b>	
<b>A. Key Issues raised and the Council's response – Issues and Options Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Highway safety concerns regarding speeding traffic on A65; calls for extension of urban speed limit and traffic calming measures.	<b>+ive</b> The Council has liaised with the County Council which has advised that extension of the 30mph speed limit and provision of gateway features will be required. Their advice is incorporated into Section 3.4 (Traffic and Movement Framework) of the Draft Brief.
Concerns over speeding across wider area and cumulative impact on highway network of development of other land allocations in Endmoor area.	<b>+ive / -ive</b> Traffic impacts as a result of development will be identified through the planning application process, following the outcome of the Transport Assessment in consultation with the Highways Authority.
Strong support for creation of quality footpath/cycle links between site and existing village facilities as well as linking to wider public rights of way network.	<b>+ive</b> The indicative proposals map in the Draft Brief identifies opportunities for the creation of a links from the site to the existing community as well as to the wider public rights of way network; The Draft Brief makes provision for a network of green corridors incorporating pedestrian/cycle routes, with links to the existing community and wider area.
Upgrading existing footway along A65 to cycleway and footway along Gatebeck Road	The Highways Authority has not indicated that the existing footway along A65 requires upgrading to a cycleway and it is not considered this is necessary to make the development acceptable. This is also the position with regard to a footway along Gatebeck Road.  Any site requirements for upgrading of existing footway along A65 and provision of new footway on Gatebeck Road will be identified in the development management planning process – for example through the supporting Transport Assessment and Travel Plan.
Poor public transport service (frequency and cost) denies those without a car access to key facilities; need improvements to bus service.	Any site requirements for bus service improvements will be identified in the development management planning process – for example through the supporting Transport Assessment and Travel Plan.
Car dependency will require adequate off-road parking provision within the site.	<b>+ive</b> The Draft Brief acknowledges the need for adequate parking provision; this should be provided in accordance with Cumbria County Council's latest guidance.
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>

<p>Whether an 'emergency vehicular access' to the site, off the A65, was a requirement or not.</p>	<p>Further advice from Cumbria County Council has confirmed two public vehicular access points into to the site should be provided. This would therefore negate the need for an additional separate emergency vehicular access, as emergency vehicles would be able to use the other public access point should one be blocked.</p>
<p>Speed of traffic on the A65. Need to extend the 30mph speed limit on the A65 beyond the new development.</p>	<p><b>+ive</b> The Council has liaised with the County Council which has advised that extension of the 30mph speed limit and provision of gateway features will be required. Their advice is incorporated into the Brief's Traffic and Movement Framework (page 7). This confirms the speed limit will need to be extended beyond the site boundary</p>
<p>Need to improve public transport – the bus service (frequency).</p>	<p>Any site requirements for bus service improvements will be identified in the development management planning process – for example through the supporting Transport Assessment and Travel Plan.</p>
<p>Need to connect any on site footpaths with the existing public right of way between the A65 and Gatebeck Road.</p>	<p><b>+ive</b> The indicative proposals map in the Brief identifies opportunities for the creation of a links from the site to the existing community as well as to the wider public rights of way network; The Brief makes provision for a network of green corridors incorporating pedestrian/cycle routes, with links to the existing community and wider area.</p>
<p>Concern that car parking provision within the new development needs to be realistic; so that parked cars do not dominate the street scene.</p>	<p><b>+ive</b> The Draft Brief acknowledges the need for adequate parking provision; this should be provided in accordance with Cumbria County Council's latest guidance.</p>
<p>Efforts of local residents to discourage speeding within Endmoor should be recognised within the Brief and the provision / purchase of a speed indicator device (PTSC) with a solar power system (PTSC 823) to help calm traffic in the area of the development should be required.</p>	<p>Noted.</p>
<p>Story Homes commented that the final Brief should clarify that any off-site highway works required beyond the site boundary will be required to be delivered through a Section 278 Agreement and should meet the tests set out in the CIL Regulations and be necessary to make the proposed scheme acceptable in planning terms.</p>	<p><b>+ive</b> The brief acknowledges this would be in the case – see section 5.7</p>

<p>Pedestrian and cycle access – Concern expressed and do not support a proposed new pedestrian cycle way linking the south/eastern corner of Character Area 1 via the school gardens to the north-west corner of the football pitch by the changing rooms. (This concern was also expressed re issues for Character Area 1).</p>	<p><b>+ive</b> The proposed new pedestrian / cycle link has been removed from the Brief's indicative Land Use Proposals Map, Figure 2 but still identified as an opportunity.</p>
<p>It should be noted and accepted that where new pedestrian / cycle links require third party land, the delivery of those links are beyond Story Homes control and influence. The language within the Brief should therefore allow for some flexibility.</p>	<p>Section 4.10 Table requirements 10 of the Brief advises that it is considered a direct pedestrian/cycle link from the site via the school driveway would ensure the creation of a sustainable and integrated community. Paragraph 4.10 recognises delivery of the link would be subject to third party land agreement.</p>

## Design and Layout Principles

### Issues and Options Consultation

- 4.26 Support for high quality design and layout of the site with a preference for a mix of house types, designs and massing taking reference from traditional buildings, village heritage, landscape setting and topology of the site. Comments suggest that development should respect the landscape features and character of this rural setting, respecting short, medium and more distant views into and out of the site, and having regard to the amenity of neighbouring developments (including the primary school and adjacent residential development). Specifically discourage replication of poor aspects of design/layout of neighbouring Sycamore Close development.
- 4.27 Comments make reference to protecting drumlin-type landscape that characterises north-west part of site; reducing the density of development on northern and western part of site and height of development on western and southern part of site to reduce visual impact and soften transition between development and open countryside. Several comments received suggesting that density of 30 dwellings/ha is too high.
- 4.28 Comments suggest that design, quality and appearance of affordable housing should be the same as other properties within the development. Suggest use of materials that are sensitive to the area. Comments also made regarding designing in crime prevention and natural surveillance and provision of private garden / communal spaces.

### Draft Brief Consultation

- 4.29 Two people commented that omitted from the Brief is any information on housing footprint designs within the development platform.
- 4.30 The Parish Council expressed concern at the lack of recommendations, or breakdowns, of the number and type of dwellings for each character area.



- 4.31 Feedback from the Parish Council stressed the importance of layout and design (new housing orientation, separation distances etc.), in protecting the amenity of existing residential properties which bound the site.
- 4.32 One person commented that the special character and vernacular identity within the Draft Brief should be spelt out more clearly.
- 4.33 A few people expressed concern that existing residential properties which bound the site, in terms of being a planning consideration, 'have no right to a view'.
- 4.34 Feedback from one person was that external materials should be carefully chosen.
- 4.35 Concern was expressed about the height of new housing. One person thought that new housing should be no more than two storeys. Another, that bungalows were appropriate in Character Areas 1 and 2. Others, including Preston Richard Parish Council, felt that particular care was needed concerning the height of new dwellings near to the existing housing and the school. Feedback suggested the need to minimise the 'skylining' impact of new-build, particularly near to the A65 and the existing housing on Sycamore Close.
- 4.36 Three people considered that new development should reflect the local vernacular and give a rural feel, rather than of an urban housing estate.
- 4.37 Feedback from two people is that the Brief should include a minimum distance between dwellings / that density is not too high. The parish Council commented that in Character Areas 1 and 2, development should be less dense.
- 4.38 External lighting was commented on by two people. It was felt that external street lighting should be appropriate and should go beyond a requirement to minimise light pollution.

Table 6: Design and Layout Principles A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Overall design and layout should be of a high quality, respect the landscape quality and rural setting of the site and be sensitive to existing neighbouring development.	<b>+ive</b> The Draft Brief sets out a range of general principles for the layout and design of the site including 'a careful and imaginative response to local character ... to enhance local distinctiveness and the special qualities of the local area.' The Draft Brief also includes more specific advice relating to each housing character area recognising the need to respect the landscape context of the site and to mitigate impacts on neighbouring development (Section 3.5).
Density / scale / form of development should be reduced on northern and western side of site to reduce visual impact of development from short, medium and distant views.	<b>+ive</b> In association with the requirements of the Green Infrastructure Framework (Section 3.6), the Draft Brief provides guidance on each housing character area (Section 3.5) which includes lower density development and along the northern and north-western boundaries.

<p>Affordable housing should be the same quality of design and construction as other properties.</p>	<p><b>+ive</b> The Draft Brief (Section 3.3 – Housing Requirements) states that affordable housing should be distributed throughout the site in small clusters and should be indistinguishable in their design from open market houses.</p>
<p>Materials should reflect local character.</p>	<p><b>+ive</b> The Draft Brief provides design principles that the scheme should adhere to, including respecting local character and the local vernacular, and the creative use of materials that reflect and complement local character.</p>
<p>Proposed density too high and does not reflect local setting.</p>	<p><b>-ive</b> The Council needs to ensure greenfield sites are developed in an efficient way to minimise the loss of greenfield land. However, the density of 35 dwellings per hectare is indicative. Section 3.5 (Design and Layout Framework) suggests that housing density will vary across the site in line with the site's context.</p>
<p>Designing in crime prevention and natural surveillance.</p>	<p><b>+ive</b> General Principles (Section 3.5 – Design and Layout Framework) in the Draft Brief include integration of 'Secured by Design' principles to ensure well designed and safe neighbourhoods; encourage active frontages to roads and streets as well as public open spaces and active travel routes.</p>
<p>Provision of private gardens essential along with communal spaces.</p>	<p><b>+ive/-ive</b> The Draft Brief builds in opportunities for the accommodation of communal orchard / allotments within its Green Infrastructure Framework (Section 3.6). The Draft Brief does not require provision of private gardens – this level of prescription is considered to be beyond the scope of the Brief.</p>
<p>Height of buildings to be reduced on southern and western edges of site to protect amenity of adjacent properties and impact of development.</p>	<p><b>+ive</b> Draft Brief provides guidance on each housing character area (Section 3.5) which requires careful attention to layout and orientation of development on the most sensitive parts of the site, including the southern boundary (adjacent to Sycamore Close), the northern and north-western boundaries, in the interests of amenity of existing residents and landscape context.</p>
<p>Water main running north-south across the site highlighted by United Utilities may have implications for layout of development.</p>	<p><b>+ive</b> The Draft Brief acknowledges the presence of the water main and the restrictions this places on development. The Draft Brief identifies the wayleave as an opportunity in terms of developing a green infrastructure framework. Section 3.6 identifies the wayleave as a key north-south multi-functional corridor offering opportunities for recreation and biodiversity enhancement.</p>

<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Omission from the Brief is any information on housing footprints in the development platform.	The purpose of the Brief is to provide guidance. Providing detailed building footprints/layouts goes beyond the Brief's remit, being too prescriptive. Details of any site layout, the positioning of open space and dwelling units will be considered in any future detailed planning application.
Concern at the lack of recommendations or breakdowns of the number and type of dwellings for each character area.	The purpose of the Brief is to provide guidance. Providing detailed building footprints/layouts, together with the number and type of dwellings for each character area, goes beyond the Brief's remit. It is too prescriptive. Details of any site layout, the positioning of open space and the actual number of dwelling units and type, will be considered in any future detailed planning application.
The importance of protecting the amenity of existing housing that bounds the site.	<b>+ive</b> The Brief provides guidance on each housing character area (Section 4.20 ) which requires careful attention to layout and orientation of development on the most sensitive parts of the site, including the southern boundary (adjacent to Sycamore Close), in the interests of amenity of existing residents and landscape context.
The special character and vernacular identity within the Draft Brief should be spelt out more clearly.	<b>+ive</b> Additional text added Section 4.17 - Design and Appearance (for the site as a whole). Text now reads 'Design cues from the area's local vernacular (aspects such as existing stone cottages and terraced housing), including materials...'
A few people expressed concern that existing residential properties which bound the site, in terms of being a planning consideration, 'have no right to a view'.	In terms of planning there is no right to a view. Section 4.34 of the Brief includes general design principles; careful appreciation of amenity and privacy issues for surrounding uses and future residents through effective layout, spacing, massing, orientation and density.
External materials should be carefully chosen.	<b>+ive</b> the Briefs General Design Principles (Section 4.18), advises about '...the careful selection of building materials with good environmental credentials and exploring opportunities for locally sourced and reclaimed materials wherever possible'.
Concern about the height of new development (housing).	<b>+ive</b> Section 4.20 - Advice for Character Areas 1 and 2 specifically states that 'careful consideration of the height and scale of development – should be of a level commensurate to the remainder of the site, in so much that this part of the site is more

	<p>elevated than the central and eastern parts of the site – development should not dwarf the remainder of the site and introduce high rooflines prominent in view against the skyline’. For Character area 3, the Brief advises that ‘...buildings on the eastern edge to be positioned and orientated to avoid skylining impact (impact on the horizon) from Gatebeck Road/Lane and overlooking properties on Gatebeck Road.</p>
<p>Style/Design - New development should reflect the local vernacular and give a rural feel, rather than of an urban housing estate.</p>	<p><b>+ive</b> The Brief’s vision for the site refers to ‘well designed residential community that complements the local vernacular architecture and integrates sensitively and fully with the existing community...’. Further references in Brief to local vernacular design in sections on ‘site opportunities’, Section 4.17 – Design cues for the whole site taken from the local vernacular (aspects such as existing stone cottages and terraced housing....). Further commentary provided in the supporting contextual information document.</p>
<p>Density (General) – that the Brief should include a minimum distance between dwellings / that density is not too high.</p> <p>Density in Character Areas 1 and 2 - Should be less dense development</p>	<p><b>-ive</b> The Council needs to ensure greenfield sites are developed in an efficient way to minimise the loss of greenfield land. However, the density of 30 dwellings per hectare is indicative based on 755 net developable area. Section 4.18 (Design and Layout Framework) suggests that housing density will vary across the site in line with the site’s context.</p> <p><b>+ive</b> Character Area 1, although no explicit reference to lower density housing, the area of the housing platform has been reduced. The Brief proposes the inclusion of a green corridor to the southern boundary. Character Area 2 refers to ‘careful orientation and possibly lower density housing towards the northern and north-west parts of the housing area...’. No minimum distances between dwellings are specified.</p>
<p>External street lighting should be appropriate and should go beyond a requirement to minimise light pollution.</p>	<p>There needs to be a balance between highway safety and impacts on wildlife and amenity. The Brief refers to the provision of an appropriate level of lighting. Saved Local Plan Policy C5 ‘External Lighting’, applies. The Brief’s Traffic and Movement Framework Requirements requires an extension of road lighting on the A65.</p>

**Landscape, Green Infrastructure Framework and Biodiversity**

## Issues and Options Consultation

- 4.39 There were a number of comments stressing the sensitive landscape character of the site and its setting, in particular referring to the topology of the site (drumlin-type landscape), the open vistas (near and distant) into and out of the site and key features such as drystone walls and drumlin in north west corner of site. Comments made reference to a variety of possible landscape mitigation approaches including careful siting / orientation / design of development, landscaping (including tree planting) especially along the northern and western boundaries and incorporating open spaces and green corridors. Comment also suggests buffer along southern edge of site to protect amenity of existing properties including dwellings and the primary school.
- 4.40 There was a general consensus that the development should respect the landscape character of the area as well as key vistas, and carefully manage the transition into open countryside.
- 4.41 Specific comments regarding landscaping include the provision of green corridor / buffer along the northern boundary to soften impact of development, reducing scale and intensity of development on northern and western edge of site, and the provision of allotments / fruit orchards along the southern boundary adjacent to existing properties. Requests were made for provision of green spaces including a dog walking area, green infrastructure framework for amenity and biodiversity purposes and provision of a play area.
- 4.42 Comments support the use of native tree species in any planting scheme, especially fruiting and flowering species to increase opportunities for wildlife. Comment identifies significant biodiversity interest in site and presses for full wildlife impact assessment; development presents opportunity to enhancement, restoration and creation of habitats.

## Draft Brief Consultation

- 4.43 The response on behalf of the developer, Story Homes, requests that the language used in the open space, landscaping and green infrastructure requirements is reviewed to ensure that the proposals are guidance; need for more flexibility.
- 4.44 The Parish Council and one other person commented that they support the incorporation of a green infrastructure framework. However, they questioned who is responsible for /who will make the decision about the type of assets (open space etc) included in the development.
- 4.45 Feedback from Preston Richard Parish Council said that the existing children's play area, in Endmoor, is currently requiring considerable financial input (new surfaces and repairs or upgrades to equipment).
- 4.46 Feedback from a few people related to the location of open space. Any buffer created from a green corridor (Character Area 1) needs to be substantial to soften the impact of development on Sycamore Close.
- 4.47 A few people plus the Parish Council expressed non- support for new pedestrian/cycle link linking the site (south east corner of Character Area 1) via the school field.
- 4.48 Three people commented specifically about the quantum of open space; development should have a greater amount of green space and the green spaces should be small and many.

- 4.49 One person commented that the site should utilise fruit orchards and wildlife meadows as part of the open space.
- 4.50 The need for a long term green infrastructure management and maintenance plan, which is enforceable, was a comment from one person.
- 4.51 Feedback from one person referred to the inclusion of existing planting on the western A65 boundary.
- 4.52 The Parish Council commented that they do not support the re-location/re-alignment of existing drystone wall
- 4.53 Feedback from two people plus the Parish Council, considered that there is a need for boundary treatment to the north and western site boundaries. There is potential for visual impact of the site from the A65 south bound.

<b>Table 7: Landscape, Green Infrastructure and Biodiversity A. Key Issues raised and the Council's response – Issues and Options Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Development needs to respect landscape character and rural setting of site.	<b>+ive</b> The Council commissioned a landscape advice report to guide the requirements, principles and recommendations contained in the Draft Brief; the Draft Brief identifies key landscape assets and requires a sensitive response to the site's landscape setting and edge of village location.
Drumlin feature in north west of site should be protected.	<b>-ive / +ive</b> General principles (Design and Layout – Section 3.5) requires working with contours of the land and taking advantage of existing topography. However, the landscape report commissioned by the Council to guide the requirements, principles and recommendations contained in the Draft Brief, advises that the undulations on the site are fairly subtle and would need to be seen in open fields in order to be appreciated – even if left undeveloped, they would need to have a wide surrounding of open space to avoid them being dwarfed by buildings. The Draft Brief does not therefore expressly protect the drumlin-type features, but nevertheless requires working with the contours of the land.
Key open vistas into and out of the site should be protected.	<b>+ive</b> The Draft Brief sets out design principles that require the scheme to carefully consider local character and features such as views in the design of the scheme.
Landscaping along northern and western boundaries supplemented by careful layout, design and siting of development to soften transition into open countryside.	<b>+ive</b> Policy LA2.14 of the Land Allocation DPD requires 'strong landscaping and tree planting along the northern boundary' of the site; guidance on the nature of this provision is provided in Section 3.6 (Green Infrastructure) and includes advice on designing this landscape

	boundary to frame the development within the landscape and soften its impact on the landscape. Section 3.5 (Layout and Design) requires careful attention to layout, orientation and density to soften the transition from countryside to built environment.
Impact on the horizon (skylining) of development from Gatebeck Lane should be considered.	<b>+ive</b> The Draft Brief addresses the issue of skylining (impact/appearance on the horizon) in Section 3.5 (Design and Layout) by requiring position and orientation of buildings to mitigate skylining impact; the provision of a green corridor utilizing the steeply sloping eastern edge of the site with supplementary tree planting is also intended to address this issue (Section 3.6 – Green Infrastructure).
Use mixed palette of native tree species.	<b>+ive</b> The Draft Brief sets out principles for the landscaping of the site, requiring existing trees to be protected and new native trees to be planted.
Existing features such as drystone walls should be protected.	<b>+ive</b> The Draft Brief sets out a range of landscaping and green infrastructure principles, including the retention of existing landscape features including drystone walls that are seen as a key landscape asset.
Provision of play area.	<b>-ive</b> The Draft Brief sets out a green infrastructure that includes a network of green corridors and open spaces that provide informal recreational benefits. The Council considers that, given the close proximity of existing formal play provision, formal on-site play areas are not necessary.
Protection and enhancement of biodiversity of site including full wildlife impact assessment.	<b>+ive</b> Opportunities for protection and enhancement of biodiversity assets is identified in Section 3.6 and 3.7.
Provision of dog walking area.	The provision of a dog walking area is not necessary to make the development acceptable. The network of green spaces linking to the public rights of way network will provide opportunities for informal recreation
Green infrastructure framework incorporating amenity and biodiversity elements.	<b>+ive</b> The Draft Brief sets out a green infrastructure framework which includes a number of green corridors and connected open spaces that will provide informal recreation and biodiversity value.
Provision of allotments / community orchard along southern boundary of site.	<b>+ive</b> The Draft Brief identifies that there is an interest for allotment/community garden/orchard and incorporates opportunity for such provision within the green infrastructure framework (see indicative proposals map)
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>

<p>Request that the language used in the open space, landscaping and green infrastructure requirements is reviewed to ensure that the proposals are guidance, need for more flexibility.</p>	<p><b>+ive</b> The Briefs Landscape /Green Infrastructure Framework requirements says that the ‘... framework for North of Sycamore Close, Endmoor, ‘could’ comprise of (goes on to list the requirements).</p>
<p>Support the incorporation of a green infrastructure framework. Who is responsible for /who will make the decision about the type of assets included in the development.</p>	<p>Through the planning application process decisions will be made regarding determination of type of open space that will be appropriate guided by the Development Brief. The Development Brief reflects current Council advice and recommendations</p>
<p>The existing children’s play area in Endmoor is currently requiring considerable financial input (new surfaces and repairs or upgrades to equipment).</p>	<p><b>+ive</b> Additional text added to Section4.14; ‘...In its present state, Preston Richard Parish Council has stated it is in need of upgrading...’.</p>
<p>Location of open space - any buffer created from a green corridor (Character Area 1) needs to be substantial to soften the impact of development on Sycamore Close.</p>	<p><b>+ive</b> New southwest green corridor (D) added to indicative Proposals Map (Figure2) and to the Briefs Landscape /Green Infrastructure Framework requirements. The text for Character Area 1 refers to ‘occasional planting close to the southern boundary to soften the impact from Sycamore Close, with inclusion of a green corridor...’. No depth to the buffer is specified.</p>
<p>Development should have a greater amount of green space and the green spaces should be small and many.</p>	<p><b>+ive</b> New southwest green corridor (D) added to indicative Proposals Map (Figure 2) and to the Briefs Landscape /Green Infrastructure Framework requirements. The site will be expected to provide a range of open spaces, Section 4.15 specifies green space should not be created from any leftover pockets of unusable land. Important it has multiple beneficial value in this regard, lots of small spaces may not achieve this.</p>
<p>The site should utilise fruit orchards and wildlife meadows as part of the open space.</p>	<p><b>+ive</b> Landscape /Green Infrastructure Requirements. Area C – Multi-functional open space, refers to ‘...biodiversity enhancements as well as exploring its uses as allotments/community orchard or garden...’. Section 4.16 of the brief specifies the specific nature of such provision will be determined at the planning application stage</p>
<p>Need for long term management and maintenance of green infrastructure.</p>	<p><b>+ive</b> Section 4.12 of Brief refers to Landscape/Green Infrastructure Framework Requirements; the requirement for a landscape /open space management plan including long term design objectives and management/maintenance responsibilities for all landscape areas and open spaces...’.</p>



Inclusion of existing planting on the western A65 boundary	<b>+ive</b> Section 4.14 of Brief refers to Landscape/Green Infrastructure Framework Requirements; H – Boundary treatment to northern and western boundaries.
Not support the re-location/re-alignment of existing drystone wall	<b>+ive</b> Section 4.14 of Brief refers to Landscape/Green Infrastructure Framework Requirements; existing features – ‘...existing drystone walls will be protected during development and retained wherever possible and appropriate and incorporated into layout and design of the development particularly where they are deemed to have an important value in terms of landscape.
Landscape – significant visual impact of the site from the A65 south-bound.	<b>+ive</b> Section 4.14 of Brief refers to Landscape/Green Infrastructure Framework Requirements; H – Boundary treatment to northern and western boundaries.

## Type of development

### Issues and Options Consultation

- 4.54 Requests made for self-build plots to be made available. Could the Council buy part of site for self-build purposes? General support for providing mix of housing types (caveated with issue of viability etc); including support for affordable housing, housing for younger low income families and need for bungalows for older population. One suggestion that there should be a restriction on 2<sup>nd</sup> home ownership / properties bought for investment.
- 4.55 Suggested that brief needs to take account of Starter Home provision introduced in Housing and Planning Bill 2016.

### Draft Brief Consultation

- 4.56 One person commented that a mix of affordable houses is needed.
- 4.57 The need for bungalows to form part of the housing mix on the site, was put forward by three people. They considered that housing is needed for the young and the elderly.
- 4.58 Feedback from three people considered that the number of affordable homes, at least 35% should be affordable and that amount should be non-negotiable. Story Homes on the other hand, welcomes the Council’s flexible approach to the provision of affordable housing in circumstances where viability cannot be demonstrated.
- 4.59 One person expressed support for including plots for self-build. Story Homes has no objection to the Council’s support for self-build properties. However, they expressed concerns in regard to the incorporation of self-build into large developer led schemes; contractual difficulties, impact on viability, deliverability etc.

**Table 8: Type of development  
 A. Key Issues raised and the Council’s response –  
 Issues and Options Consultation**

Main issue raised	Council Response
Support for affordable housing.	<b>+ive</b> Subject to viability, the Council will require no less than 35% of the total number of dwellings to be affordable.
Demand for bungalows for older people and housing for younger low income families.	<b>+ive</b> The Draft Brief sets out housing requirements for the site and states that the provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix. Subject to viability, 35% of the total number of dwellings will be affordable.
Self-build plots should be made available. Could the Council buy part of site for self-build?	<b>+ive</b> The Council is supportive of self-build properties and would welcome an element of this type of property in the overall mix (para 3.3 of Draft Brief)
Restrict 2 <sup>nd</sup> home ownership.	<b>-ive</b> A restriction is beyond the scope of the Development Brief, and is a matter that could only be considered through Local Plan policy review.
Provide mix of housing types.	<b>+ive</b> The Draft Brief requires a range of house types and tenures to be provided, including bungalows and affordable houses.
Starter Home provision.	Although the Housing and Planning Act was granted Royal Assent in May 2016, the government's approach to Starter Homes has not yet been embedded in regulations / changes to the National Planning Policy Framework. Therefore, the Council is not currently in a position to address the provision of starter homes in the Development Brief.
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
Main issue raised	Council Response
Need for a range of affordable housing.	<b>+ive</b> Section 4.2-4.5 of the Brief - Housing Requirements, sets out a requirement for a range of house types and tenures. Subject to viability, no less than 35% of the total number of dwellings must be affordable. The appropriate housing mix will be determined at a planning application stage based on the most up to date information available.
Housing type – demand for bungalows. Housing for the young and elderly.	<b>+ive</b> The Brief sets out housing requirements for the site and states that the provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix. Subject to viability, 35% of the total number of dwellings will be affordable.
The number of affordable homes – at least 35% should be affordable and that should be non-negotiable.	Adopted Core Strategy Policy CS6.3 – Provision of affordable housing - advises that on sites of more than 3 dwellings, no less than 35% of the total number of dwellings proposed are affordable. The Policy goes on to say that, 'exceptionally, a lower requirement for affordable

	housing will be acceptable where there is clear evidence that it would make the development unviable. Alteration of Core Strategy Policy goes beyond the scope of the Brief.
Support for Self-build housing plots.	<b>+ive</b> The Council is supportive of self-build properties and would welcome an element of this type of property in the overall mix (para 4.4 of the Brief)

## Amenity

### Issues and Options Consultation

- 4.60 Comments were made in relation to the impact of development on the amenity (including privacy, overlooking and visual impact) of neighbouring residential development and the primary school. Suggested mitigation measures include careful design, orientation and layout of development, separation distances and landscaping / buffers. Some concern expressed regarding school security; suggested improved fencing around the school grounds.

### Draft Brief Consultation

- 4.61 Feedback from five people, plus the Parish Council, expressed concern about the amenity/privacy of existing residential properties that have a boundary with the site. Comments related to the need to be careful with site layout/design re. the height, scale, massing, orientation and adequate separation distances between new build and existing housing. Also intimated, was the need for any open space/green corridor on the southern boundary of Character Area 1 to be 'deep enough' and to include appropriate landscaping.
- 4.62 Two people expressed concern about noise during construction of any development.

Table 9: Amenity / Noise	
A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Amenity impacts on existing residential development and the primary school bordering the site.	<b>+ive</b> The Draft Brief makes provision for the mitigation of amenity impacts through the green infrastructure framework (which includes a buffer adjacent to the school and a landscaped green corridor adjacent to the eastern boundary) and landscaping, design and layout requirements in respect of development adjacent to the southern boundary (with Sycamore Close).
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Concern about amenity / privacy of existing housing that adjoins the site.	<b>+ive</b> Section 4.18 of the Brief's General Design Guidance Principles refers to the need for careful appreciation of amenity and privacy issues for surrounding uses and future residents through

	effective layout, spacing massing, orientation and density. Guidance for the suggested 'Character Areas', including suggested Character Area 1, also refers to respect for/protection of residential amenity.
Construction noise	It is for the Development Management planning process (planning application(s) to consider the need for / and if appropriated to manage construction noise by imposing planning conditions, or, requiring a supporting Construction Management Plan.

## Surface Water Management and Flooding

### Issues and Options Consultation

- 4.63 Concerns were raised regarding surface water flooding; comments suggest that assessment of surface water flood risk is flawed / out-of-date – parts of site under water for weeks in preceding winters (8-10 weeks over 2015/2016); also regular flooding in other parts of village. Issues are also raised regarding sustainable management of surface water in particular reference made to the protection of Tarn and residential properties below the site.

### Draft Brief Consultation

- 4.64 Feedback from one person commented that plans for sustainable drainage must be ensured before any development is allowed.
- 4.65 One person considered that sustainable drainage must be the basis for development. Sustainable ways of holding this water must be implemented within the development. Concern that surface water can stand on the site for some time after heavy rainfall.
- 4.66 Comments from United Utilities; requesting that a Drainage Strategy is submitted to support any planning application; swales may not be acceptable if located on UU's infrastructure/easement; the appropriate location of sustainable drainage systems will need agreement with UU; certain sustainable drainage features may not be appropriate on/near to UU infrastructure/easements.

Table 10: Surface Water Management A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Flawed / out-of-date assessment of surface water flood risk.	<b>+ive</b> The Council has liaised with the County Council (as lead local flood authority) regarding surface water flood risk and management. Their guidance on how surface water should be managed has been incorporated into the Draft Brief – see Section 3.9.3 (Surface Water Drainage). The network of green corridors identified in the Green Infrastructure Framework (Section 3.6) provide opportunities for the incorporation of SuDs functions.

Existing problems of surface water flooding on site and surrounding roads.	<b>+ive</b> The Draft Brief sets out advice from the County Council with regards to the management of surface water runoff and requires that the runoff rates from the site will not exceed greenfield runoff. Additionally a flood risk assessment will be required to assess the potential impact of the development on the local water environment and identify any potential increased flood risk to neighbouring land and properties.
Sustainable management of surface water.	<b>+ive</b> The County Council (as lead local flood authority) has advised that runoff rates from the site should not exceed greenfield runoff; in addition, the Draft Brief requires sustainable drainage measures and encourages the use of permeable paving, swales, individual soakaways etc.
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Plans for sustainable drainage must be ensured before any development is allowed.	<b>+ive</b> The Council has liaised with the County Council (as lead local flood authority) regarding surface water flood risk and management. Their guidance on how surface water should be managed has been incorporated into the Brief – see Section 4.23- 4.29(Surface Water Drainage). The network of green corridors identified in the Green Infrastructure Framework (Section 4.11 as shown on indicative proposals map provide opportunities for the incorporation of Sustainable Drainage System functions.  Supporting information about how surface water will be managed on the site (a Drainage Strategy), will be submitted and considered as part of any planning application.
Sustainable drainage must be the basis for development. Sustainable ways of holding this water must be implemented within the development.  Concern that surface water can stand on the site for some time after heavy rainfall.	<b>+ive</b> See above
Comments from United Utilities; requesting that a Drainage Strategy is submitted to support	<b>+ive</b> Noted. Reference included within section 4.32 of brief, and also in section 4.3.4 of the supporting contextual information document:

any planning application; swales may not be acceptable if located on UU's infrastructure/easement; the appropriate location of sustainable drainage systems will need agreement with UU; certain sustainable drainage features may not be appropriate on/near to UU infrastructure/easements.	
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## Infrastructure

### Issues and Options Consultation

- 4.67 Local sewerage capacity was raised as a key concern by many respondents; concerns emphasised that upgrade to treatment works at Endmoor must be in place before any development commences. Water pressure/flow reinforcement measures and unreliable electricity supply were also identified as issues. Issues relating to highways and drainage infrastructure were also raised (see sections 4.4 and 4.17).
- 4.68 Other concerns were raised regarding social infrastructure in terms of: the capacity of the local primary school to accommodate increased numbers (and associated physical constraints arising as a result of development); access to and capacity of health services; need for reliable and high speed broadband; future of the village shop.

### Draft Brief Consultation

- 4.69 Comments from United Utilities about development / or any surface water drainage features/planting on/near to pressurised water main which crosses the site. Request for additional text to be added to the Brief.
- 4.70 Feedback from United Utilities about the known capacity issues at the Endmoor Waste Water Treatment Works. United Utilities expects upgrades during the capital investment programme for the period 2015-2020. Seven people and Preston Richard Parish Council commented that no work should start on the site until United Utilities have completed their upgrade of Endmoor WwTW.

Table 11: Infrastructure A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Sewerage infrastructure capacity issues in the local area must be resolved before any more houses are built.	<b>+ive</b> The Council has liaised with United Utilities with regards sewerage infrastructure capacity. UU has advised that once more details are known (i.e. at pre-application/planning application stage), for example the approach to surface water management and proposed connection points to the foul network then the delivery of the development can be coordinated with the delivery of any necessary infrastructure improvements. The Draft Brief acknowledges current capacity issues in Endmoor, but has been advised by UU

	that upgrades to the WWTWs are scheduled for investment.
Unreliable electricity supply and water supply issues.	Noted
Concerns over impact of additional development on social infrastructure particularly schools and health services.	<b>+ive</b> The Council has liaised with Cumbria County Council (as Local Education Authority) who will advise how to accommodate educational needs arising from the development at the planning application stage. Financial contributions for provision of school places may be sought through S106 agreements.
Poor and unreliable broadband service.	Noted.
Future of village shop	Noted – a well integrated development may secure the future of the village shop and other existing facilities in the village.
<b>B. Key Issues raised and the Council's response – Draft Brief Consultation</b>	
<b>Main issue raised</b>	<b>Council Response</b>
Concerns over impact of additional development on social infrastructure particularly schools	<b>+ive</b> The Council has liaised with Cumbria County Council (as Local Education Authority) who will advise how to accommodate educational needs arising from the development at the planning application stage. Financial contributions for provision of school places may be sought through S106 agreements.
Poor and unreliable broadband service.  Any developer should financially contribute to the cost of providing broadband (B4RN) connection.	Noted.
Water Main - Comments from United Utilities about development / or any surface water drainage features/planting on/near to pressurised water main which crosses the site.	<b>+ive</b> Noted reference made to this issue in paragraph 4.33 and in supporting contextual information document.
No development on site until Endmoor WwTW has been upgraded.	<b>+ive</b> The Council has liaised with United Utilities with regards sewerage infrastructure capacity. UU has advised that once more details are known (i.e. at pre-application/planning application stage), for example the approach to surface water management and proposed connection points to the foul network then the delivery of the development can be coordinated with the delivery of any necessary infrastructure improvements. The Brief acknowledges current capacity issues in Endmoor, but has been advised by UU that upgrades to the Waste Water Treatment Works are scheduled for investment. The brief includes reference to ensuring development on the site is

	coordinated appropriately in alignment with timescales for delivery of planned infrastructure improvements to the Waste Water Treatment Works. This is to ensure satisfactory provision of adequate sewerage infrastructure to support new development.
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## Archaeology

### Draft Brief Consultation

- 4.71 Feedback was received from Cumbria County Council requesting that additional text be inserted in the brief to give guidance about archaeological assets. There is potential for archaeological assets on site and so an archaeological desk-based assessment and evaluation in the form of a geophysical survey should be undertaken to provide additional information at the planning application stage.

Table 12: Archaeology B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Need for guidance about archaeological assets.	<b>+ive</b> Additional text added to Section 4.35 (Archaeology and Heritage).

## Viability

### Issues and Options Consultation

- 4.72 No viability issues were raised by members of the public. The response on behalf of the developer, Story Homes, while recognising the importance of policy requirements, delivery of infrastructure, open space and affordable housing, cautioned that viability issues must also be given due consideration in the development of the brief. Object to the reference to 25% non-developable area.

### Draft Brief Consultation

- 4.73 No viability issues were raised by members of the public. The response on behalf of the developer, Story Homes, expresses some concerns in relation to a number of the proposed development requirements, which Story Homes consider may be beyond their control to deliver or which may have a negative impact upon the financial viability and the design of the development.

Table 13: Viability A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Viability issues must be given due consideration in the development of the brief.	<b>+ive</b> The Council considers that the Draft Brief strikes the right balance in its suggested developable areas and open spaces and other constraints presented by the site.
Objection to reference to 25% non-developable area.	No change. The Council has made an assumption that roughly 25% of the site be used for non-development purposes, based on



	gross/net area assumptions used through the Land Allocations process to identify potential housing yields. An assumption has been made on all sites between 2 and 10 hectares 75% net developable area.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Concern that some requirements may be beyond (Story Homes) control to deliver or which may have a negative impact upon the financial viability and the design of the development.	Brief acknowledges delivery of a link between the site and school driveway will require third party land agreement. However, in the interests of achieving sustainable development, it is essential opportunities to maximise delivery of sustainable access are explored to the fullest.

## Phasing

### Issues and Options Consultation

- 4.74 Some people expressed concern about the social impact of this scale of development on the character of the village. Considered that the development should be phased over a number of years to allow more gradual social change to take place.

Table 14: Phasing A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Development should be phased to allow more natural increase in size of the village.	Development is more than likely to be developed over a number of years, rate of development will be dependent on whether there is more than one developer. It is considered not necessary to specify a phasing mechanism for the site.

## Constraints and Opportunities Map

### Issues and Options Consultation

- 4.75 Reference to the 40mph speed limit indicated on the Constraints & Opportunities Map was queried. Request was made to provide a map that shows the site in a wider context including wider public rights of way network, other allocated sites and relationship to nearby settlements and opportunities for linkages (e.g. Low Park)

Table 15: Opportunities and Constraints Map A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response

Query whether 40mph reference on Constraints & Opportunities Map is correct.	<b>+ive</b> The Constraints and Opportunities map and references in the Appendix 3 (Site Information Document) has been updated in response to changes in speed limit along this section of the A65.
Map showing the site in its wider context should form part of the brief.	<b>-ive</b> The Draft Brief considers the site in its wider context and supplements the text with photographs / images. The Constraints and Opportunities and Indicative Proposals Maps need to be of a scale to clearly illustrate the site.

## Indicative Land Use Proposals Map

### Draft Brief Consultation

- 4.76 There were three member of the public specific comments relating to the Draft Indicative Land Use Proposals Map. These comments related to wanting an open space / green corridor to the south of Character Area 1, to provide a green buffer between housing development and the existing housing on Sycamore Close. United Utilities commented that the suggested Boundary Treatment (F), does not appear to be marked on the Draft Proposals Map.

Table 16: Land Use Proposals Map B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Suggest an open space / green corridor to the south of Character Area 1, to provide a green buffer between housing development and the existing housing on Sycamore Close	<b>+ive</b> Open space (D) South West Corridor, marked on the Indicative Land Use Proposals Map and added to Section 4.14 of the Brief, including the landscape and Green Infrastructure Requirements.
The suggested Boundary Treatment (F), does not appear to be marked on the Draft Proposals Map	<b>+ive</b> (was 'F', now 'H') Added to the Indicative Land Use Proposals Map and added to Section 4.14 of the Brief, including the landscape and Green Infrastructure Requirements (H).

## Engagement

### Issues and Options Consultation

- 4.77 One comment received offers support for the Council's approach to public engagement, in particular supports 'open days' in local public venue.

### Draft Brief Consultation

- 4.78 One comment from a member of the public said that the online consultation response form was not easy to use; it does not allow the user to view the full extent of each line, as comments are entered. Preston Richard Parish Council commented that the online consultation (response form) is too complicated. There are 'too many steps' and this will put people off from making the effort to respond.

Table 17: Engagement A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Support for Council's approach to engagement	Noted
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Concern that making an online response to a consultation is not easy / user friendly.	Noted

## Implementation and Delivery

### Draft Brief Consultation

- 4.79 There was one response from United Utilities. There is a need for a holistic, whole site approach. United Utilities recommends that any planning application includes details for an overall drainage scheme for both foul and surface water to be considered and accepted prior to the determination of any planning application.

Table 18: Implementation and Delivery B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Need for a whole site approach to infrastructure; surface water management and foul drainage.	<b>+ive</b> Additional text added to Section 4.32 (Foul Drainage) to say that 'a detailed overall (whole site) foul/surface water Drainage Strategy should be submitted as part of any future planning application'.

## Principle of Development

### Issues and Options Consultation

- 4.80 There was some objection to the principle of using the site for housing development and that site is overlarge for the size of the village. The site is allocated in the Local Plan Land Allocations DPD for housing development. This document was subject to an independent examination process and was approved in December 2013; in this respect, the principle of development on this site has already been established.

### Draft Brief Consultation

- 4.81 There were no comments specifically relating to the principle of the site for housing development. There were comments about the scale of housing, seeking confirmation of the actual number that will be built/can be built on the site.

# **APPENDIX 1: Responses received during the Issues and Options Consultation on the Development Brief for North of Sycamore Close, Endmoor**

## **SUMMARY OF RESPONSES**

**THIS APPENDIX PROVIDES A SUMMARY OF THE RESPONSES RECEIVED DURING THE ISSUES AND OPTIONS CONSULTATION ON THE DEVELOPMENT BRIEF FOR NORTH OF SYCAMORE CLOSE, ENDMOOR**

**It is broken down as follows:**

**Category A comments – these are comments received on matters relating to topics covered by the Development Brief. It is split between members of the public and organisations.**

**Category B comments – these are comments received on matters not covered by the Development Brief, for example those that may relate to matters of whether the site in principle is acceptable for the development it is allocated for in the Local Plan.**

**Category C comments – these are comments received about the Proposals document which are general in nature, non-site specific.**

**Category D comments – these are comments received about Appendix 3 Site Information Working Document (general)**

**Category E comments – these are comments received about Appendix 3 Site Information Working Document (site specific)**

**Category F comments - Drop in Event comments – a record of all responses made at the drop in event on the 28 June 2016.**

**Category A comments – comments received on matters relating to topics covered by the Development Brief.**

Topic Area	Member of public comments	Organisation comments
VISION	<ul style="list-style-type: none"> <li>• Most of the key issues for the site have been addressed, but are wider issues re links with village in a physical sense and a social/human sense; should be gradually developed extension to the village supplying a well mixed variety of houses with a good variation of design to match the rest of the village and to create a proper boundary between the village and the fields (D Mason);</li> <li>• To obtain a satisfactorily planned outcome, people should have been asked not only about the site, but also what their vision might be for the future of the surrounding areas as well; this myopic approach can only encourage the provision of piecemeal planning, such as the adjacent Sycamore Close development (Boxford)</li> <li>• By considering above, the development could address the following:               <ul style="list-style-type: none"> <li>- Redress the faults of the adjacent SC development and provide a more fitting rural extension to the village (as opposed to the ‘urban edge’ admitted by yourselves for SC) – SC should not be used as a precedent or cue;</li> <li>- Take account of the possible future development to the north of M41;</li> <li>- Provide well planned links through the site (Boxford)</li> </ul> </li> <li>• Site is a strategic junction between land designated as of exceptional open landscape value (ref Environ Minister ruling re show field) and existing northern edge of community; with increased houses, residents and green spaces to swell village activities, school and general facilities, it presents an opportunity to enhance many</li> </ul>	<ul style="list-style-type: none"> <li>• Broadly support draft vision, however concerned re specific aspects that may develop into onerous requirements at Draft Brief stage; cites Para 110 of Land Allocations DPD Examination Report (Story Homes)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>aspects of the village; notes Story's boast of reputation for enhancing communities, so trust that this will be shining example (Boxford)</p> <ul style="list-style-type: none"> <li>• Cross refers to details provided in Community Plan (2015) – see parish council entry (Boxford)</li> </ul>	
ACCESSIBILITY AND MOVEMENT		
General	<ul style="list-style-type: none"> <li>• Speeding and lack of enforcement along A65; current national speed limit to be reduced to 50mph, but not yet actioned ( J &amp; J MacDonald);</li> <li>• Summerlands and Gatebeck junctions highly dangerous – used by school children and elderly pedestrians; vehicles travel along Gatebeck Lane at 60mph and over 60mph along A65; results in danger egressing from junctions onto A65 – only extending speed limit to entrance to new estate will increase the risk at Gatebeck and Summerlands junctions; significant period of enforcement required to change driver behaviour (J &amp; J MacDonald);</li> <li>• Police and Speedwatch figures show big problem with speeding along the A65, particularly where access road to be constructed; speed limit should be extended from Summerlands to beyond Endmoor Fm and along Gatebeck Road because of new industrial development at Gatebeck and lack of pavement along lane, thus creating 30mph triangle around Endmoor (Snell)</li> <li>• Link school and other facilities in with this site as much as possible (Boxford)</li> <li>• Essential that good access provided through and to existing community facilities, even if not provided within this site (Boxford)</li> <li>• Pleasant well laid out public areas like footpaths, cycle and bridleways essential for rural feel; not to be skimpy</li> </ul>	<ul style="list-style-type: none"> <li>• Support the exploration of accessibility in further detail; influence restricted by third party land ownership; highway works beyond site boundary should be requested by S278 Agreement so long as meeting CIL tests (Story Homes)</li> <li>• Opportunity for creation of access routes that ensure the site is well integrated with the existing community and school and accessible by a range of modes of transport (Preston Richard Parish Council)</li> <li>• Proposal should be accompanied by comprehensive Transport Assessment and Travel Plan with full consideration of appropriate traffic calming measures on the busy A65 with traffic volumes of 45,000 vehicles / week (Preston Richard Parish Council)</li> <li>• To ensure the development for the site meets the needs of residents and visitors we would welcome the following factors in any highway design regardless of the site topography: <ul style="list-style-type: none"> <li>○ Safe movement for all within the development</li> <li>○ Safe access to the site</li> <li>○ Low Traffic speeds</li> </ul> </li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>in size or overshadowed excessively by buildings, boundary fences etc (Boxford)</p>	<ul style="list-style-type: none"> <li>○ Integration with and enhancements of the existing community</li> <li>○ Maintainable built environments.</li> <li>○ Improvement in quality of life</li> <li>○ Permeable layout (Cumbria County Council)</li> </ul> <ul style="list-style-type: none"> <li>● Primary street layout to accommodate the following <ul style="list-style-type: none"> <li>○ 20mph (maximum) target speed</li> <li>○ Footway width: 2000mm (both sides of carriageway)</li> <li>○ Carriageway width: 5500mm for up to 100 dwellings &amp; 4800mm up to 50 dwellings</li> <li>○ Largest vehicle: HGV</li> <li>○ Direct access to dwellings served by existing roads are permissible if speeds are within a 30mph limit</li> <li>○ Limited on-street residential and visitor parking to be designed into the layout</li> </ul> </li> </ul> <p>Secondary street layout to be permeable leading to Shared surface/Lane/courtyard. (Cumbria County Council)</p> <ul style="list-style-type: none"> <li>●</li> </ul>
<p>Vehicle access</p>	<ul style="list-style-type: none"> <li>● Concerns about access onto the A65 at the fastest stretch of the road; asks what proposed 'traffic calming' measures to be installed; cites ongoing speed issue with motorists travelling through Endmoor; member of the</li> </ul>	<ul style="list-style-type: none"> <li>● Vehicular access can be taken from the A65 as confirmed with Cumbria Highways Authority; access will be suitable to serve the proposed residential development (Story Homes)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>Speedwatch team monitoring speed – over two weeks caught 60 vehicles going over 40mph (in 30mph limit) ; with the fastest at 65mph – gives an idea of very serious problems for vehicles exiting from proposed housing; recommends close liaison with Cumbria Police to avoid accidents and even fatalities (G Bramwell);</p> <ul style="list-style-type: none"> <li>• Houses should be planned well back from A65 with open area to allow vision along main road to and from site (H Taylor);</li> <li>• Consider mini roundabout at entrance to housing development (Snell)</li> <li>• Avoid piecemeal design e.g. inadequate provision made in Sycamore Close for future road access; acknowledge potential future development to the north of site; main access off A65 could be designed to provide for such future access needs, without need for repeated accesses off A65 (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Satisfactory vehicular / pedestrian / cycle access can be achieved from the A65 – speed limit control is required. (Cumbria County Council)</li> <li>• Gateway features should be designed for the proposed new 30mph terminal signs taking into consideration existing road / footpath / verge widths and ensuring any design accommodates motorised vehicles / cyclists and pedestrians. The existing red texture flex road surface should be removed by resurfacing of the carriageway. (Cumbria County Council)</li> <li>• Road lighting along the A65 should be extended to a point adjacent to the proposed gateway feature. (Cumbria County Council)</li> <li>• Emergency access for a large development whilst not a requirement is highly desirable to facilitate Fire and Rescue vehicles. This could be accommodated with an additional gated access on to the A65. The proposal to create an emergency vehicle access to the school drive would not be appropriate. (Cumbria County Council)</li> <li>• Consideration should be given to the installation of a right turn lane into the proposed residential development; boundary walls may need setting back to accommodate any possible road widening.</li> <li>•</li> </ul>
Pedestrian and cycle – access	<ul style="list-style-type: none"> <li>• Ensure that along with highways representations there is a strong recommendation for foot/cycleway provision (Gray)</li> <li>• Footpaths should be wide and much more attractive than the narrow path leading from Sycamore close to playing field (D Mason)</li> </ul>	<ul style="list-style-type: none"> <li>• The brief should address the following rights of way and access issues: <ul style="list-style-type: none"> <li>- Seeking opportunities to enhance public rights of way and accessible natural green space (Natural England)</li> </ul> </li> </ul>



Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>• Cycling should be encouraged (D Mason)</li> <li>• All existing footpaths to be retained and pavement along A65 developed into cycleway (H Taylor)</li> <li>• Provide direct cycle/bridleway from the school drive end through to start of Low Park footpath on N boundary to cater for future possible developments; ideally not the same as an internal service road, as these tend to get overcrowded with parked cars etc (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Support proposed pedestrian linkages to village and wider footpath network in principle; reiterate that influence is restricted to that within our land owner's control; third party land that is unattainable must be appreciated through the subsequent planning application (Story Homes)</li> <li>• Opportunity to create new and enhance pedestrian and cycle routes to link the school and surrounding residential development and the village centre (Preston Richard Parish Council)</li> <li>• Safe sustainable means of access from the development to local village facilities including the village hall, primary school, bus stops, outdoor sports and play facilities, shop and public house must be promoted and would be within the required travel plan supporting creation of sustainable communities, active travel, and integration with the remainder of the village. (Cumbria County Council)</li> <li>• Whilst the proposed site is adjacent to an existing bituminous footway which runs parallel with the A65 &amp; would enable pedestrians from the residential development to access these facilities, current linkages from the site to the school, village hall, bus stops on Gatebeck Road and outdoor sports and play facilities are indirect. Consideration therefore needs to be given to the creation of improved and new pedestrian / cycle access from Gatebeck Road via the school driveway in order to maximise promotion of sustainable means of access from the site to such facilities. Pedestrian links from the SW part of the site connecting to the A65 would be desirable as well. (Cumbria County Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>• A pedestrian/cycle link can be provided between the site and school driveway, with a separate 3m wide footway / cycle way being constructed subject to third party land. This new facility could be linked to the playing fields. (Cumbria County Council)</li> <li>• A possible pedestrian footway / cycle way link was assessed from the proposed development through the school playing fields linking to the school driveway via the neighbouring playing fields, however, due to County Council policy regarding use of County Council owned school playing fields, this suggestion is not considered appropriate. (Cumbria County Council)</li> </ul>
Public Transport – access	<ul style="list-style-type: none"> <li>• Primary Care provision would be based in Kendal (or Kirkby Lonsdale), as there is no surgery in Endmoor. Bus times are not adequate for easy access to Primary Care provision in either town J &amp; J MacDonald)</li> <li>• Decreased local bus provision and difficulties in maintaining this in a sustainable manner when not subsidised; Service 567 offers 6 buses/day, with additional school buses (J &amp; J MacDonald);</li> <li>• Bus service inadequate for proposed increase in population; impossible to live in Endmoor and have employment unless you have a car; if not enhanced will lead to social exclusion; lack of transport denies access to sport and leisure facilities (Bailey)</li> </ul>	<ul style="list-style-type: none"> <li>• Costs and availability of public transport represent challenges to this rural location; residents across the parish are heavily dependent on neighbouring Kendal, Milnthorpe and Kirkby Lonsdale for shops, banks, dentist, pharmacies, doctors, vets, etc and need to use private transport due to lack of adequate public transport (Preston Richard Parish Council)</li> </ul>
Materials and surfaces roads etc	<ul style="list-style-type: none"> <li>•</li> </ul>	
Existing rights of way	<ul style="list-style-type: none"> <li>• All existing footpaths to be retained and pavement along A65 developed into cycleway (H Taylor)</li> <li>• Cycle and footpaths a problem Kendal-Endmoor; current plans involve development of cycleway from Kendal</li> </ul>	<ul style="list-style-type: none"> <li>• Rights of way links can be pursued via Section 25 of the Highway Act 1980 which involves the entering into of an Agreement with the landowner to create/dedicate a public right of way to link up</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>leisure centre to Oxenholme but no further; risky cycling along A65; footpath along A65 limited &amp; requires crossing the road at Barrows Green ( J &amp; J MacDonald)</p> <ul style="list-style-type: none"> <li>• Link site to enhanced bridleway connection to Low Park along the line of the footpath through the fields at present (Boxford)</li> </ul>	<p>with public footpath no 565012 in the parish of Preston Richard. Such an agreement would require Cumbria County Council Committee approval (Development Control and Regulation) as it is a potential maintenance liability and details of any works and/or conditions can be included in the wording of the agreement. The line of FP 565013 on the provided plan appears to follow an occupational access track rather than the definitive line of the right of way (see attached plan). (Cumbria County Council)</p> <ul style="list-style-type: none"> <li>• Whilst the suggested links to the open countryside and residential / employment developments to the north, and existing right of way are to be commended, the existing rights of way are simply 'rural' paths and so the exiting furniture and surfacing would need addressing throughout to improve accessibility for the maximum number of users. Currently, they both have a natural surface and numerous stiles that would limit usage. Gates (and preferably gaps) and a more formal 'all weather' surface would allow for more users &amp; would be highly desirable, especially so if the cycle track option was preferred. (Cumbria County Council)</li> <li>•</li> </ul>
Managing traffic	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• The existing 30mph speed limit should be extended to a point beyond the proposed priority junction in accordance with Department for Transport Guidance. The exact position will be determined by the County Council Local Committee for South Lakeland following consultation &amp; statutory advertisement. (Cumbria County Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>The required visibility splay of 90m could be reduced if the 85th percentile speed was established and found to be less than 37mph based on Manual for Streets criteria. (Cumbria County Council)</li> </ul>
Parking arrangements	<ul style="list-style-type: none"> <li>Make sure all houses have a good off road area for parking to try and keep on road parking to a minimum (D Mason)</li> <li>sufficient gardens and parking required so that access roads are not blocked by parked cars to dangerous extent as exists now on Low Park (Boxford)</li> </ul>	
OPEN SPACE, LANDSCAPING AND BIODIVERSITY		
General	<ul style="list-style-type: none"> <li>Plenty of open space as the last development was too cramped in (D Mason);</li> <li>Landscaping &amp; appearance of housing should blend in with landscape; 100 units too many for allocated site – more green space &amp; keeping contours of landscape intact (H Taylor);</li> <li>Vital to preserve drumlins at NW corner of site as grassy area open for public to enjoy; if possible, remove roadside walls in front so as to present these to maximum effect (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>The brief should address the following landscape issues: <ul style="list-style-type: none"> <li>Avoiding harm to the character of nationally protected landscapes and locally valued landscapes;</li> <li>Seeking opportunities to contribute to landscape restoration and enhancement.</li> </ul> Assessment of potential housing sites should be informed by landscape character approach (Natural England) </li> <li>The brief should address the following green infrastructure issues: <ul style="list-style-type: none"> <li>Making a positive contribution to the creation, protection, enhancement and management of networks of green infrastructure. (Natural England)</li> </ul> </li> <li>Object to reference to 25% non-developable area as currently no evidential basis or justification; recommend removal of reference as not based on site-specific evidence or Council's own policy for</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<p>open space provision; considers formal provision standard (CS8.3a) is met with exception of informal provision; states that development will seek to provide footpath links to network in north; should be an approximate figure until masterplanning process has progressed to stage in which the proposed layout is based on sound technical evidence (Story Homes)</p> <ul style="list-style-type: none"> <li>• Support the exploration of key landscape views through a landscape and visual impact assessment to help inform the layout of the scheme and protect important built features and key views (Story Homes)</li> <li>• Dry stone walls and rights of way should be retained and enhanced (Preston Richard Parish Council)</li> <li>• Highlights drumlin field landscape character type 7b where development should be of a high quality and well related to the scale of the landscape; also previously identified as Area of Great Landscape Value and Landscape of County Importance forming a Green Corridor clearly visible from a wide area stretching between two National Parks; whilst definitions no longer appropriate, considers distinct landscape which is prominent in wider landscape remains of high value and thus needs to be protected (Preston Richard Parish Council)</li> <li>• Landscaping proposals should consider what contribution the landscaping of a site can make to reducing flows from surface water discharge. This can include hard and soft landscaping such as permeable surfaces. (United Utilities)</li> </ul>

Topic Area	Member of public comments	Organisation comments
Type of open space	<ul style="list-style-type: none"> <li>• A number of green spaces around the site with areas to attract wildlife rather than one big green space (Snell)</li> <li>• Lived in Endmoor for 13 years and witnessed increase in dog ownership; understands that over 20% of households own a dog; thus suggests allocation of green space for local dog walkers e.g. circular dog walk, off-lead grassed exercise area and activity/agility equipment – this could reduce fouling in village, reduce potential conflicts with agriculture and possibly reduce the number of short car journeys e.g. to Lancaster Canal (Ogden)</li> </ul>	<ul style="list-style-type: none"> <li>• Green corridors should form integral part of green infrastructure framework and include a mixture of woodland, fruit orchards, allotments and provision of a children’s play area; integral part of landscaping framework, providing buffer between new development and Sycamore Close and primary school to south and open countryside to north (Preston Richard Parish Council)</li> </ul>
Landscaping – type, location	<ul style="list-style-type: none"> <li>• The external boundary should be well lined with trees to partly recreate the old plantation which once bordered the A65 along the long straight section. It would also help screen the road from the development and vice versa (D Mason);</li> <li>• Key issue – maintaining appearance of local landscape; development should be appropriate to rural area (H Taylor);</li> <li>• Geological interest (i.e. drumlins) &amp; these should not be destroyed by landscaping; landscaping &amp; appearance of housing should blend in with landscape (H Taylor);</li> <li>• Landscaping &amp; appearance of housing should blend in with landscape; 100 units too many for allocated site – more green space &amp; keeping contours of landscape intact (H Taylor);</li> <li>• Northern boundary should include tree planting and maintenance of existing stone boundary wall (H Taylor);</li> <li>• Vista of Endmoor and Sycamore Close has considerable attraction with mature trees and traditionally faced properties; additional planting and screening should replicate current provision, replicating provision for wildlife and ensuring vista remains similarly rural and</li> </ul>	<ul style="list-style-type: none"> <li>• Constraints &amp; Opportunities map shows strong landscaping and tree planting along the northern boundary; clear that exciting opportunity to improve northern edge of village; however, consider that heavy tree planting would seem out of character; refers to existing openness – considers more appropriate solution may be to introduce stone walls, front elevations and landscaping as a way of responding to existing character of Endmoor (Story Homes)</li> <li>• Landscaped green corridor buffer will need to be provided along the northern boundary of the site to create a soft boundary edge to reduce the visual impact of the site and the transition from open countryside into the village (Preston Richard Parish Council)</li> <li>• Other measures include reducing scale and intensity of development towards site’s western and northern edge, appropriate planting within and between plots/groups of dwellings, and careful attention to height of buildings on western and southern edge (Preston Richard Parish Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>picturesque from all vantage points; use mature planting from outset, with clear parameters as to what views new properties will enjoy, to include new planting and give privacy from public footpaths (J &amp; J MacDonald)</p> <ul style="list-style-type: none"> <li>• Preserve open aspect without obscuring views of distant fells where possible from walkways alongside A6 etc; planting of future tall trees would obscure these, except possibly as feature on the north/south bridleway (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping and tree planting needs to be based on mixed palette of suitable native species and especially fruiting and flowering species to increase opportunities for wildlife (Preston Richard Parish Council)</li> <li>• Allotments and/or fruit orchards should form part of overall open space/green corridor mix between the development on the southern boundary and Sycamore Close (Preston Richard Parish Council)</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• Significant biodiversity – flora, fauna &amp; aquatic life – in this area; birds of prey, meadowland insects, bats; full wildlife impact assessment (incl bat study) should be undertaken; loss of flight paths must be mitigated ( J &amp; J MacDonald)</li> </ul>	<ul style="list-style-type: none"> <li>• With reference to avoiding harm to international, national and locally designated sites of importance for biodiversity Natural England used Impact Risk Zones to check site; advises that the site does not trigger IRZs for European designated sites / SSSIs (Natural England)</li> <li>• The following biodiversity issues should be considered and incorporated into the briefs: <ul style="list-style-type: none"> <li>- Avoiding harm to the international, national and locally designated sites of importance for biodiversity;</li> <li>- Avoiding harm to priority habitats, ecological networks and priority and/or legally protected species protection (defines protected species &amp; ecological networks; considers it may be necessary to undertake a basic ecological survey to appraise the biodiversity value of site);</li> <li>- Seeking opportunities to contribute to the restoration and re-creation of habitats, the recovery of priority species populations and biodiversity enhancement (Natural England)</li> </ul> </li> <li>• Support identification of green infrastructure network to protect and enhance biodiversity value on site; must be based on sound technical evidence; fundamental to ensure that location can</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<p>deliver required enhancement and mitigation (Story Homes)</p> <ul style="list-style-type: none"> <li>• Presents opportunity to expand ecological habitat and provide biodiversity including small areas of native woodland and fruit orchards (Preston Richard Parish Council)</li> </ul>
DESIGN AND LAYOUT PRINCIPLES		
General	<ul style="list-style-type: none"> <li>• Layout should mirror the rest of the village, encouraging a variety of different house sizes and shapes. The last development was all the same type of bland house. Any development needs to try and look like a proper mix of buildings and try as much as possible to be part of the village rather than just an add-on estate to help the council reach its housing targets (D Mason);</li> <li>• Affordable housing needs to be of the same quality and appearance as properties in private ownership, not as in the marked difference in homes built by Story Homes on Natland Mill Beck site (Bailey)</li> </ul>	<ul style="list-style-type: none"> <li>• Cumbria Constabulary notes comments in Appendix 3 (p.4 Crime Prevention and Natural Surveillance) seek Council support in requiring prospective developers to consult with the Force Crime Prevention Design Advisor prior to application stage and encouraging the developer to achieve Secured by Design accreditation for the site. The Secured by Design initiative addresses design (layout, access and permeability elements) and unobtrusive physical security measures for buildings (Cumbria Constabulary &amp; obo Policy and Crime Commissioner)</li> <li>• Support principles for a high quality design &amp; layout; but wording should not be too prescriptive (Story Homes)</li> <li>• Support principle of ensuring development and buildings maximise levels of natural surveillance; detailed design and layout will be fully assessed through the subsequent planning application (Story Homes)</li> <li>• Layout, design and landscape framework will need to take account of short (Sycamore Close), medium and distant views (e.g. Howgills, Scout Scar, Helm) into and out of the site; needs to</li> </ul>



Topic Area	Member of public comments	Organisation comments
		<p>ensure appropriate transition from built area to open countryside character is achieved to reduce impact on landscape, views etc (Preston Richard Parish Council)</p> <ul style="list-style-type: none"> <li>• Presents opportunity for the design and layout to respect existing traditional built form in the village and its landscape setting (Preston Richard Parish Council)</li> <li>• Development of new dwellings that all look the same is not imaginative and innovative, does not respond positively to its surroundings and local sensitivities and/or that is 'grey' and monotonous in appearance and a layout that is car dominated will not be acceptable (Preston Richard Parish Council)</li> <li>• Reinforces Core Strategy policy CS8.10 re siting, design, scale and materials etc; development should protect and enhance key local views and features / characteristics of local importance, reinforcing local distinctiveness and character (Preston Richard Parish Council)</li> <li>• Should be of scale and form (height, scale, massing design) to avoid overlooking, overbearing and loss of privacy for existing properties in Sycamore Close (Preston Richard Parish Council)</li> <li>• Development should be of reduced scale and massing in westerly field to that to east of drystone wall (Preston Richard Parish Council)</li> <li>• Essential that each property has access to some form of private garden / communal space – may comprise element of shared space/facilities for practicalities such as drying washing and bin storage in addition (Preston Richard Parish Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>Highlights existence of a water main running through the site from north to south; this is covered by a legal easement that may have implications for the layout of any development (United Utilities)</li> </ul>
Materials	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Materials and colour palettes that are sensitive to the setting (Preston Richard Parish Council)</li> </ul>
Height	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Careful attention should be given to height of buildings on western (A65) and southern (Sycamore Close) edge (Preston Richard Parish Council)</li> <li>Careful attention should be given to height of buildings and roofscape detail utilising the topology and downhill gradient from west to east of the site (Preston Richard Parish Council)</li> </ul>
Style	<ul style="list-style-type: none"> <li>Ensure that design harmonises with the established local environment (B Gray)</li> </ul>	<ul style="list-style-type: none"> <li>Scale, massing and form needs to be sensitive to existing local built and settlement form, local character and setting; range of densities appropriate and variety of housing types and sizes – need to ensure gradual transition and soft interface between developed edge of Endmoor and countryside beyond – development along western and northern edge needs to be of reduced scale and massing and of an appropriate form (Preston Richard Parish Council)</li> <li>Respect more traditional design of village; avoid replicating poor aspects of design e.g. Sycamore Close; should seek to introduce individual character and variety of style, drawing on positive features of local design and its heritage in the gunpowder industry; ensure that particular characteristics of site responded to through design (Preston Richard Parish Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
Density	<ul style="list-style-type: none"> <li>• A lower density of houses should be achieved to fit in with the general openness of the village (D Mason)</li> <li>• Desire to meet government's housing targets should not be at expense of other planning requirements; queries whether 100 houses would be possible with desired rural design, facilities, green spaces including around drumlins and bridleways; trusts that planners have the power to restrict numbers accordingly (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Development represents 48% increase in number of houses and 30% increase in footprint; considers density of 30 dwelling per hectare completely out of keeping with the character of the rest of the village; need to show regard for impact on the wider landscape (Preston Richard Parish Council)</li> </ul>
Layout – spaces, location of development	<ul style="list-style-type: none"> <li>• Houses should be planned well back from A65 with open area to allow vision along main road to and from site (H Taylor);</li> <li>• Avoid impact on drumlins (J &amp; J MacDonald);</li> <li>• Boundary needs to be more clearly defined with clarity relating to restricting any future development of land further north (J &amp; J MacDonald)</li> </ul>	<ul style="list-style-type: none"> <li>• Reduction of scale and intensity of development towards the site's western (A65) and northern edges to reduce visual impact (Preston Richard Parish Council)</li> </ul>
Renewable Energy and Sustainability	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Whilst United Utilities acknowledges that the Code for Sustainable Homes has now been scrapped as a result of the Housing Standards Review, we suggest that the Council should consider water efficiency measures and the design of new development within the Development Brief as follows:  <i>“The design of new development should incorporate water efficiency measures. New development should maximise the use of permeable surfaces and the most sustainable form of drainage, and should encourage water efficiency measures including water saving and recycling measures to minimise water usage”.</i>  Improvements in water efficiency help to reduce pressure on water supplies whilst also reducing the need for treatment and pumping of both clean and wastewater. Forms part of sustainable development delivery (United Utilities)</li> </ul>

Topic Area	Member of public comments	Organisation comments
TYPE OF DEVELOPMENT	<ul style="list-style-type: none"> <li>• Plots should be made available for self build as nowhere in the village suitable under local development plan; about half of Endmoor built on a self build process with local people buying a plot and having a house built. Happened gradually over many decades; present system means it is hard to find a plot and allocated land only suitable for large developers, who are unlikely to have interest in allowing self build plots; could the Council buy part of site for self-build? (D Mason);</li> <li>• Houses should be affordable unit – either bungalows / 2 bed for older people or first time buyers. No large 4/3 bed detached housing (H Taylor);</li> <li>• Local housing need to be for local people, especially affordable homes for younger lower income families; needs to be regulated to prevent new homes being bought for 2<sup>nd</sup> homes / investment (Bailey)</li> <li>• Mixture of housing, mainly low cost and with provision for all age groups (Snell)</li> <li>• Portion of site allocated to self-build as applauded in Staveley desirable (Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Support principle of providing right housing types and mix, subject to viability and criteria in Core Strategy policy CS6.3 and NPPF (para 50) (Story Homes)</li> <li>• Brief must take account any potential provision of Starter Homes following their introduction in Housing and Planning Bill 2016; refers to duty on Council's to promote supply of Starter Homes as affordable housing (Story Homes)</li> <li>• Presents opportunity to provide bungalows to meet the need of the local ageing population who wish to remain in the village as their housing requirements evolve; this would also free up housing stock for families to grow into thus creating a stable housing market (Preston Richard Parish Council)</li> </ul> <p><u>Extra Care Housing:</u></p> <ul style="list-style-type: none"> <li>• It is the Council's intention to review the local demand with district housing colleagues to identify revised demand linked to service centres if appropriate. The location of ECH development in relation to access to services and facilities would need careful consideration. (Cumbria County Council)</li> <li>•</li> </ul>
AMENITY ISSUES	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Supports proposal with regard to amenity, however, brief should only be a guide (not act as site-specific policy) – issues of layout and positioning should be assessed through a planning application (Story Homes)</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>• Consideration of residential amenity very important, including from neighbouring properties, open spaces and public right of way – considerations provide opportunity to inform a strong green infrastructure and landscaping framework for the site (Preston Richard Parish Council)</li> <li>• Must seek to minimise impact on residential amenity of neighbouring properties and amenity of school – care needs to be taken re design and layout of site including appropriate landscaping, separation distances, orientation of buildings, scale and massing (Preston Richard Parish Council)</li> </ul>
<p>INFRASTRUCTURE including developer contributions break down by infrastructure type.</p>	<p><u>General:</u></p> <ul style="list-style-type: none"> <li>• Supports comments made in Community Plan (2015) regarding infrastructure (see parish council comments) (Boxford)</li> </ul> <p><u>General – social infrastructure:</u></p> <ul style="list-style-type: none"> <li>• Does not ascertain whether local services such as school, health and social can accommodate increased numbers, as plan does not mention approximate numbers of homes or potential increases in location population (J &amp; J MacDonald)</li> <li>• Document refers to the local village shop, which remains on the market after some years with lack of prospective buyers; remiss to base plan on an amenity remaining which cannot attract new management/ownership (J &amp; J MacDonald)</li> </ul>	<p><u>General – social infrastructure:</u></p> <ul style="list-style-type: none"> <li>• Query what community facilities are necessary to make the development acceptable in planning terms; these matters should be requested through S106 Agreement for a planning application; must acknowledge that developer obligations meet the tests of Regs 122 &amp; 123 of CIL Regulations 2010, as amended (Story Homes)</li> </ul> <p><u>Water supply:</u></p> <ul style="list-style-type: none"> <li>• Water pressure/flow reinforcement measures needed as identified in IDP (Preston Richard Parish Council)</li> </ul> <p><u>Education:</u></p> <ul style="list-style-type: none"> <li>• The potential development of 100 houses at Sycamore Close in Endmoor would generate approximately 35 children of school age (20</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>Will put HUGE pressure on local amenities; impact of additional population (which could easily increase by 50%) should be addressed BEFORE any building is started and certainly before it is completed (D Mason)</li> </ul> <p><u>Education:</u></p> <ul style="list-style-type: none"> <li>Key issue: physical size of school building and village hall. If necessary land from the development site should be made available to the village and/or school so that any extension because of increased population does not decrease the public amenity space/school playing field (D Mason)</li> <li>100 houses too many – if planned as family homes is school adequate? (H Taylor)</li> </ul> <p><u>Health:</u></p> <ul style="list-style-type: none"> <li>There are significant discussions taking place in Kendal as to how the Primary Care provision can continue to meet the pressures the population is placing upon it ( J &amp; J MacDonald)</li> </ul> <p><u>Broadband:</u></p> <ul style="list-style-type: none"> <li>Parts of Endmoor excluded from current broadband roll-out; provision for many is poor at times; expect this to be resolved (J &amp; J MacDonald);</li> <li>High speed broadband with fibre optic cables delivered to all houses instead of totally inadequate BT Openreach scheme of delivering fibre optic to junction boxes only (Snell)</li> <li>Section 9 – ‘Broadband assumed to be available’; surprising assumption; broadband service is appalling,</li> </ul>	<p>primary and 15 secondary). Current data on the schools in the areas indicate that there would not be sufficient school places available to accommodate the primary aged children in the catchment school (St Patrick’s CE School). There would also not be enough places to accommodate all of the secondary aged pupils in the catchment school (Queen Elizabeth, Kirby Lonsdale). These figures can be subject to change and a full assessment of the area will be undertaken once a detailed planning application is submitted. (Cumbria County Council)</p>

Topic Area	Member of public comments	Organisation comments
	<p>hence the B4RN Project; same for telecommunications (Bailey)</p> <p><u>Electricity:</u></p> <ul style="list-style-type: none"> <li>• Electricity supply unreliable; must be addressed before development commences – suffered more outages in 4 years in Endmoor, compared with 36 years in Lancaster; can supply company guarantee upgrade of system to prevent more outages? (Snell)</li> <li>• Upgrade failing electricity supply (Bailey)</li> </ul> <p><u>Water supply:</u></p> <ul style="list-style-type: none"> <li>• Upgrade failing water supply (Bailey)</li> <li>•</li> </ul>	
FLOODING / DRAINAGE	<ul style="list-style-type: none"> <li>• High pressure water main has already been identified and I presume no development will take place until the sewage works have been increased in size (D Mason)</li> <li>• Assessment of flood risk is flawed and incorrect; part of site under water for weeks in preceding winters (8-10 weeks in winter 2015-16), as was A65 and surrounding roads; considers likely that this ‘extreme’ weather will become ‘the norm’ (J &amp; J MacDonald)</li> <li>• Given pressures on Endmoor Wastewater treatment plant, re-consideration needs to be given to how surface water can be sustainably managed (J &amp; J MacDonald)</li> <li>• Not clear how UU intend to resolve current problems – ‘technical difficulties’ have been cited as reason for not improving provision previously; properties on Gatebeck Lane are on septic tanks and not mains sewer (J &amp; J MacDonald)</li> <li>• Technical management plan needed for managing surface water prior to development commencing; needs</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned about inclusion of specific flood risk mitigation and drainage strategies; these technical aspects should be agreed through the planning application process (Story Homes)</li> <li>• As identified in the IDP there are known constraints at the WWtW in Endmoor which is currently at capacity; upgrade to treatment works and electricity supply need to be in place prior to any new development (Preston Richard Parish Council)</li> <li>• Supports comments that included in Section 9 highlighting the need for any proposals to connect foul only to the public sewerage system. Consideration must be given to the disposal of surface water, in line with the surface water hierarchy (United Utilities)</li> <li>• May be necessary to coordinate any infrastructure improvements with the delivery of development. In accordance with paragraphs 156 and 162 of the</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>to protect amenity of Gatebeck Tarn and the properties below the site (J &amp; J MacDonald)</p> <ul style="list-style-type: none"> <li>• No development until UU have completed upgrade of WWTW – only at this stage can village have capacity to absorb new development (Snell);</li> <li>• Improve and upgrade failing sewerage system (Bailey)</li> <li>• When was surface water flood risk completed – this needs to be since Dec 2015 as flooding in centre of village occurs continually (Bailey)</li> <li>• Where will surface water drain from this development? Will it be towards properties on Gatebeck Road? (Bailey)</li> <li>• Address flooding that occurs in the village on a regular basis when rainfall is sustained; drainage system on Dove Nest Lane failed in Dec 2015 when pressure in sewer raised the manhole cover and private drains / toilets blocked (Bailey)</li> </ul>	<p>NPPF, recommends final Development Brief incorporates the following detail, in relation to infrastructure provision: <i>“Once more details are known, for example the approach to surface water management and proposed connection points to the foul sewer network, it may be necessary to coordinate the delivery of development with timing for the delivery of any infrastructure improvements.”</i> (United Utilities)</p> <ul style="list-style-type: none"> <li>• Developers should, where viable, consider the use of permeable paving and cycleways, increased landscaping and a reduction in the use of hardstanding as a means to reduce surface water run-off rates. United Utilities would expect greenfield run-off rates to be maintained. Also encourages use of SUDs as part of the proposals for this site as a means to mitigate flooding. Notes and supports the comments raised by SLDC Environment Protection on this matter. Should sites be developed by more than one house builder it may impact on the delivery of a holistic and sustainable drainage strategy across the entire site. Prior to the determination of any planning application(s), the Council should seek to finalise a suitable drainage strategy for the whole site. (United Utilities)</li> <li>• Surface water should be discharged in the following order of priority: <ul style="list-style-type: none"> <li>- An adequate soakaway or some other form of infiltration system.</li> <li>- An attenuated discharge to watercourse.</li> <li>- An attenuated discharge to public surface water sewer.</li> </ul> </li> </ul>



Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>- An attenuated discharge to public combined sewer. Applicants wishing to discharge to the public sewer will need to submit clear evidence demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. On larger sites it may be necessary to ensure the drainage proposals are part of a wider holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction. On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency. New development should manage surface water run-off in a sustainable and appropriate way. Developers should look at ways to incorporate an element of betterment within their proposals. This approach is in accordance with paragraph 103 of the NPPF. (United Utilities)</li> <li>• The entire site is within flood zone 1 (low risk). However there is a small central area within the proposed development northern end which is subject to 1 in 30 year events, and this small area</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<p>should be taken into consideration when developing. (Cumbria County Council)</p> <ul style="list-style-type: none"> <li>• Cumbria County Council would welcome early discussions with developers to agree a suggested access road and drainage alignment at the potential entrances to the development.</li> <li>• Therefore any drainage design for the development will be restricted to: <ul style="list-style-type: none"> <li>○ The peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.</li> <li>○ The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event.</li> <li>○ The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation).</li> <li>○ The design of the site must ensure that so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.</li> </ul> </li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>○ For green field development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the green field runoff volume for the same event to safeguard against negative impact outside the development boundary to people and property.</li> <li>○ The surface water system in which it is proposed to discharge must be investigated to ensure it is capable of receiving existing flows plus the proposed discharge from the development with remedial action undertaken by the developer if required. (Cumbria County Council)</li> <li>● We are particularly keen to see the following at pre application stage. <ul style="list-style-type: none"> <li>○ Flood Risk Assessment Statement (Checklist)</li> <li>○ Drainage Strategy/Statement &amp; Sketch layout plan (Checklist) (Cumbria County Council)</li> </ul> </li> <li>● The following Sustainable drainage techniques would be welcomed in this development for disposal of roof water and surface water from roads. <ul style="list-style-type: none"> <li>○ Permeable paving</li> <li>○ Individual soakaways for roof water</li> <li>○ Swales within green corridors within and on the outside of the development</li> <li>○ transmitting water to ground (Cumbria County Council)</li> </ul> </li> </ul>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>To ensure any scheme developed has consideration to future maintenance the developer should state whether a management company for green areas and drainage is to be employed, requiring the need for a maintenance manual or an agreement (sec104) is to be agreed with United Utilities. (Cumbria County Council)</li> </ul>
GROUND CONDITIONS, CONTAMINATION		
ARCHAEOLOGY	<ul style="list-style-type: none"> <li>Comments relating to Section 15 of Appendix 3 – County Historic Environment Record indicates that there are earthwork remains surviving on the site of a square enclosure and a field boundary that predate the existing Parliamentary Enclosure field systems; indicative of medieval, or possibly earlier, agricultural remains &amp; potential for similar, currently unknown, remains to survive below ground. Recommends archaeological desk based assessment and evaluation in the form of a geophysical survey to be undertaken to provide additional information at the planning application stage to determine whether to include provisions for the recording or preservation of archaeological assets in situ (Cumbria County Council, Historic Environment Officer)</li> </ul>	
HISTORIC ENVIRONMENT		
PHASING	<ul style="list-style-type: none"> <li>Endmoor only around 260 houses; proposed addition of 100 houses will increase the size of the village dramatically; although relatively small impact across district, large social impact on village. To allow the increase in size of the village to happen more naturally</li> </ul>	

Topic Area	Member of public comments	Organisation comments
	the development of the site should be phased over a number of years (D Mason).	
VIABILITY		<ul style="list-style-type: none"> <li>• Feel that there should be acknowledgement in brief that all infrastructure and policy requirements could impact on viability (ref. para 173, NPPF); ability to submit viability information should be introduced and to recognise that council's requirements will have to be considered in context of deliverability test (Story Homes)</li> <li>• Recognise importance of delivering infrastructure required to facilitate the development; the Council should recognise that delivery of affordable housing may require negotiation should it be demonstrated that the scheme is undeliverable on viability grounds if infrastructure costs too high (Story Homes)</li> </ul>
IMPLEMENTATION		<ul style="list-style-type: none"> <li>•</li> </ul>

### Category B

Other issues raised –

- To remain as green fields as the required infrastructure is not in place (Bailey);
- Retain the agricultural land and use brown field sites instead (Bailey);
- Would it be possible for Council to buy part of the site for self build? Understand the planning authority is toothless when it comes to trying to make a developer allow self build plots to be available (D Mason);
-

### Category C

#### GENERAL COMMENTS NON - SITE SPECIFIC – PROPOSALS DOCUMENT

<b>Topic Area</b>	<b>Member of public comments</b>	<b>Organisation comments</b>
Purpose/Whole Concept	<ul style="list-style-type: none"><li>• Pleased to see plans to develop additional housing including affordable housing in Endmoor to meet the local development plan (J &amp; J MacDonald)</li></ul>	<ul style="list-style-type: none"><li>• Not identified any strategic cross boundary issues; no comments to make (North Yorkshire County Council);</li><li>• No comments (Amec Foster Wheeler obo National Grid);</li><li>• No representations to make as site does not appear to encroach on the consultation zones of major hazard establishments (MAHPs) (HSE);</li><li>• No comment (Canal and River Trust);</li><li>• No comments (Historic England);</li><li>• No comments (Network Rail)</li><li>• General comments on role of organisation; no site specific comments (Marine Management Organisation)</li></ul>

### Category D

#### Appendix 3 Site Information sheets – general

<b>Topic Issue</b>	<b>Member of public comments</b>	<b>Organisation comments</b>
Open Space		<ul style="list-style-type: none"><li>• Regarding requirements for sports facilities; Para 73 of NPPF requires up-to-date assessment of need; comments that SLDC does not have up-to-date assessment and instead uses out of date Open Space Study (accessibility standards) and 2008 Fields in Trust guidance (quantitative element). FiT standards do not take account of local circumstances; refers to PPG providing links to Sport England's guidance on Playing</li></ul>

		<p>Pitch Assessments &amp; Indoor/Outdoor Sports Assessments that should be used to help Local Authorities undertake robust assessments ... to assess existing and future demand and supply &amp; additional demand from housing growth – this can inform planning applications, policies and developer contributions, plus funding applications.</p> <p>Guidance advocates partnership approach to preparing Assessments of Need for sport.</p> <p>Sport England has recently revised its Active Design guidance and would wish to see these principles incorporated into the Development Briefs.</p> <p>Being active should be an intrinsic part of everyone’s daily life – design of where we live and work plays a vital role; good design should contribute positively; refers to Active Design Guidance that sets out 10 Principles of Active Design – an innovative set of guidelines to get more people moving through suitable design and layout (Sport England)</p>
Viability		<ul style="list-style-type: none"> <li>• Largely support the document – where appropriate suggest changes to reflect concerns over the deliverability of the development and its viability; cites NPPF (paras 153, 174) and Land Allocations Policy LA2.14 (Story Homes)</li> </ul>
Engagement		<ul style="list-style-type: none"> <li>• Considers approach to engagement acceptable particularly public consultation days which should include open days in local village hall or meeting rooms at Crooklands Hotel (Preston Richard Parish Council)</li> </ul>

Category E

Appendix 3 Site Information sheets – Site Specific comments:

Topic Issue	Member of public comments	Organisation comments



## Category F

Drop in Event comments. All responses submitted at the drop in event (28 June 2016)

**Note – italics indicate comments added to original comment.**

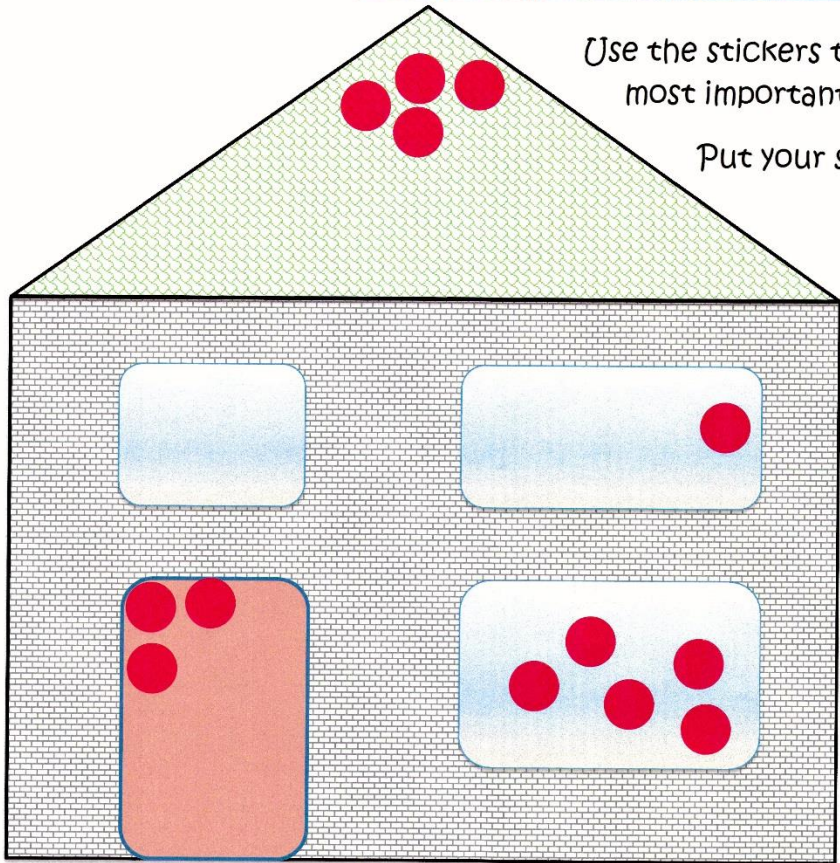
- The visual impact from Gatebeck Road, beyond The Fishery must be considered – impact on landscape quality;
- Consider how far down the contour building should be permitted. ? additional tree planting extending from existing tree line northwards;
- Tree planting along boundary with A65 development kept back from the boundary;
- ‘Self-build’ plots made available for true local development;
- Reduced housing density to match village;
- Phased development to allow a more gradual social change to the village;
- Links to footpath & playing field;
- Need more frequent bus services & timed so that can use at peak times (to work etc) – while it costs £4.50 single, people won’t use it;
- Highways – need pavements (children / highways safety); [*this is a village/rural area. Pavements not always appropriate; get people to walk on the right side of the road first!*];
- Infrastructure – Capacity electricity;
- ? High density of site – 30 dwell per ha.;
- Garden size – range of sizes of gardens, inc. family size gardens;
- Bus services – *too expensive; empty buses not needed*;
- Extension to 30mph to Gatebeck to account for other allocated site. [*this is standard practice*];
- Correct reference to 40mph on constraints map;
- Map to show wider footpath links between site & nearby villages (Low Park);
- Bus service needs improving to provide transport for people with jobs / access to dental / medical facilities;
- No roads near the school;
- Pavements for safety;
- MORE BUS SERVICES;
- Need for additional visitor car parking;
- Need for at least 2 car parking spaces per housing unit; [*maybe don’t encourage people to have 2 cars*];
- Otherwise knock on effect with residents / visitors parking on nearby residential areas e.g. Sycamore Close & causing congestion issues;
- Also will village hall car park become congested & cause problems;
- Lack of enough parking causes major conflict in residential areas;

- Cycle route near school – good idea;
- Take account of impact on school places; [*school has 40+ places?*];
- Take account of impact on health services (GP, Dentist);
- Impact on road & safety especially vehicles turning right into new estate, as well as other junctions;
- Speed limit should be extended well beyond the boundary of the development to ensure drivers are “encouraged” to slow down;
- Existing water supply should be upgraded so that current problems are not exacerbated by extra demand;
- Improve bus services;
- Preserve drumlin landscape;
- Sensitive landscaping by A65, to soften impression of ‘alien’ suburban ribbon development [*agree*];
- Overall development over-large for size of existing settlement [*agree*];
- Variety of houses with slightly larger family houses & smaller affordable homes will positively reflect the social balance of the community [*agree*];
- All Dev will be dependent on correct infrastructure. Especially sewerage + drainage, and safe highway access [*agree*];
- Bus service irregular / no access for rural poverty gap in population. No safe way to cross A Road [*agree*];
- Safe fencing around school grounds;
- Good access to school without loss of current facilities e.g. garden, kitchen garden, pond, willow tunnel OR redevelopment + replacement;
- Traffic speed + amount through village + along A road – Gatebeck Lane + Rd – large trucks regularly speed past school;
- Really keen for there to be a pedestrian and/or cycle path to access this village hall + amenities from Gatebeck Lane – particularly safe access for children to use who live in Low Park and Gatebeck Lane;
- More affordable homes;
- We need better broadband.

A number of annotated maps were also produced at the drop-in event (see below).

## House of Ideas: Interactive task to engage younger participants

Help fill the House of Ideas!



Use the stickers to show which things **YOU** think are most important for this development.

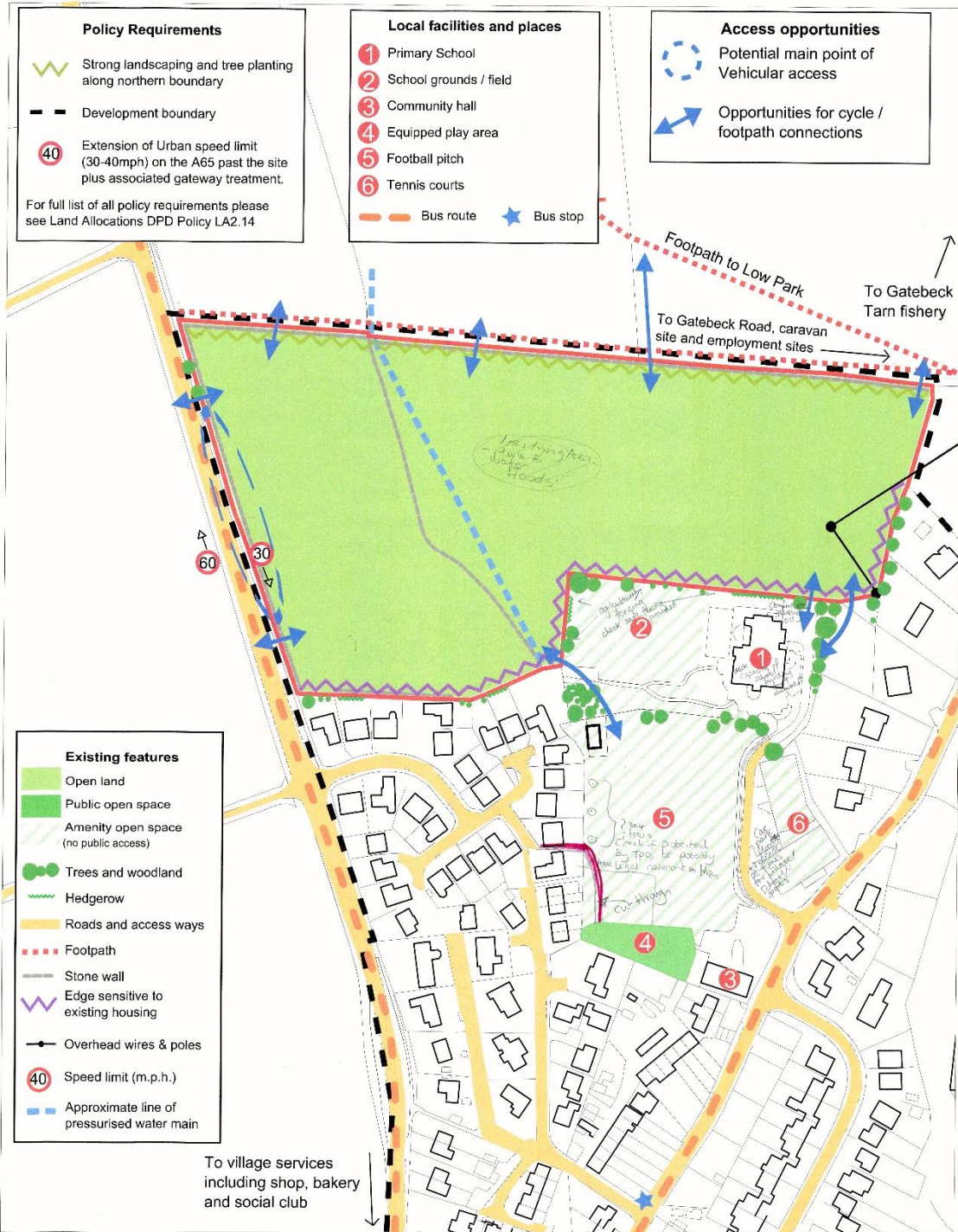
Put your sticker on the:

- Roof if you think green spaces, play areas or nature areas are the most important
- Door if you think footpaths, cycle ways or other transport is most important
- Windows if you think the type of houses and what the buildings look like are the most important
- Bricks if you think something else is more important and then use a sticky-note to tell us what it is!

# Annotated Draft Constraints & Opportunities Map

## Development Brief: North of Sycamore Close, Endmoor Draft Constraints and Opportunities Map

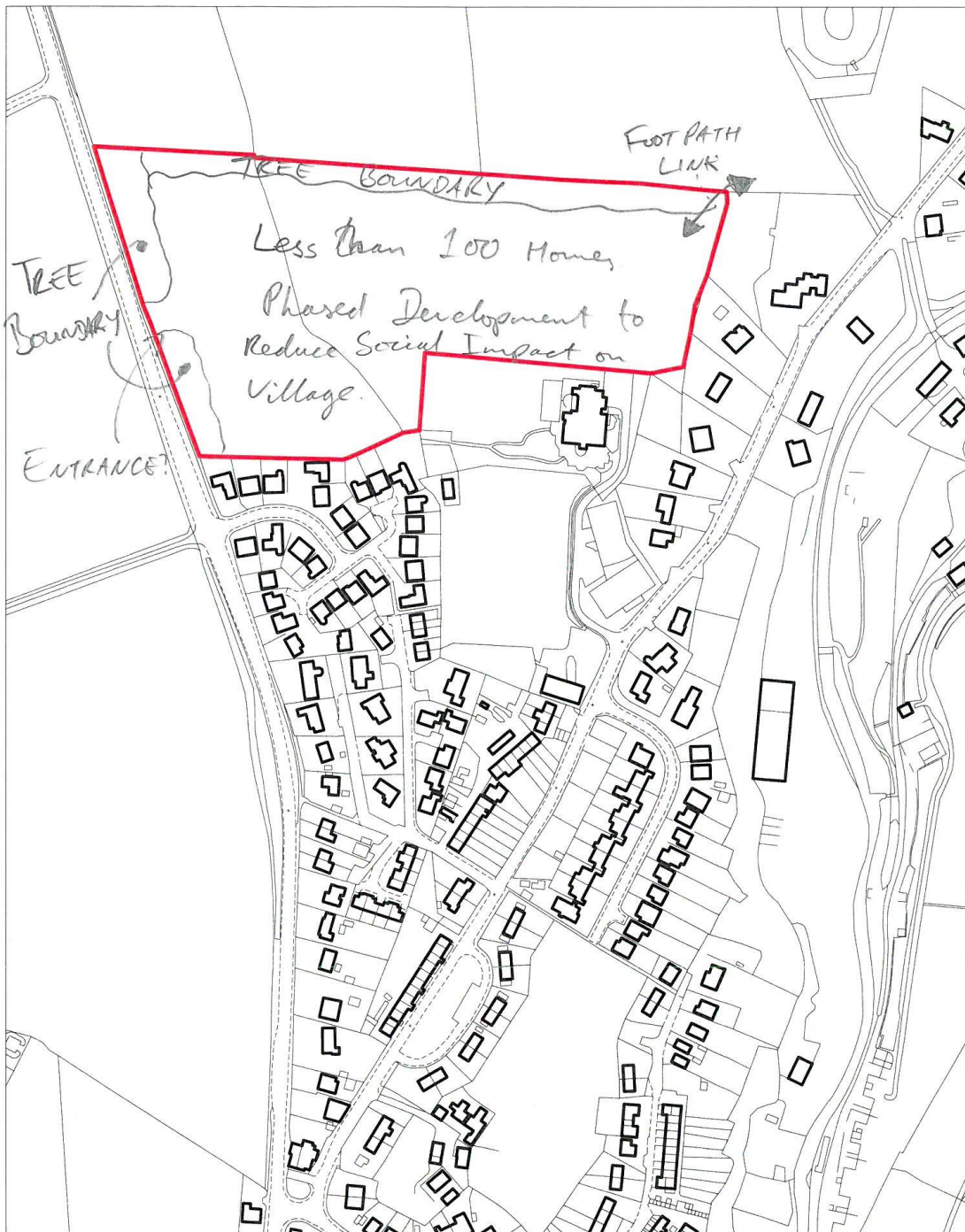
(indicative) May 2016



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## Annotated Outline Map

### North of Sycamore Close, Endmoor



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## **APPENDIX 2: Responses received during the Consultation on the Draft Development Brief for North of Sycamore Close, Endmoor**

### **SUMMARY OF RESPONSES**

**THIS APPENDIX PROVIDES A SUMMARY OF THE RESPONSES RECEIVED DURING THE CONSULTATION ON THE DRAFT DEVELOPMENT BRIEF FOR NORTH OF SYCAMORE CLOSE, ENDMOOR.**

**It is broken down as follows:**

**Category A comments – these are comments received on matters relating to topics covered by the Draft Development Brief. It is split between members of the public and organisations. Specific comments relating to paragraph text, (suggesting changes to the text rather than comments) and the maps, are included as a separate list.**

**Category B comments – these are comments received on matters not covered by the Draft Development Brief, for example those that may relate to matters of whether the site in principle is acceptable for the development it is allocated for in the Local Plan.**

**Category C comments - Drop in Event comments – a record of all responses made at the drop in event at Endmoor Village Hall on the 24<sup>th</sup> April, 2017.**

**Category A comments – comments received on matters relating to topics covered by the Development Brief.**

Topic Area	Member of public comments	Organisation comments
GENERAL	<ul style="list-style-type: none"> <li>• Concerned that the Draft Brief refers to potential future development of the surrounding area – given the decision that the drumlins are to be protected. A clear decision that further development north will not take place, needs to be assured at this stage and that once the current existing public right of way is built up to the remaining land will be maintained as open land. (Jo MacDonald)</li> <li>• Believe that further housing is crucial for developing Kendal and surrounding areas, but that this must not be done at low cost, taking into considerations concerns that have already led to high flood risks and other problems elsewhere in Cumbria and the UK. If development to meet sustainability constraints cannot be done to meet profit levels required by the developer, then it must not happen at all. (Jo MacDonald)</li> <li>• Paragraph 1.4.2 - Have particular concerns about the quantity of houses that may be built on the site, as the Draft Brief is silent on this. What controls will be placed on the number and how will this be monitored? (Peter Watson)</li> <li>• The wording of the Draft Brief is often too woolly and does not provide clarity of what the developer is required to do when words like ‘encourage’ and ‘consider’ are repeatedly used. (Glenn and Julia Smithers)</li> <li>• Development should have minimal impact on the landscape with less dwellings. (Glenn and Julia Smithers)</li> <li>• Believe that in some key areas the tone of the Draft Brief does not provide clarity as to how SLDC <u>will ensure</u> its vision is met for the site. The use of words and phrases such as; would support and encourage, subject to</li> </ul>	<ul style="list-style-type: none"> <li>• Story Homes is generally supportive of the draft Brief. However, there are some concerns in relation to a number of the proposed development requirements, which Story Homes consider may be beyond their control to deliver or which may have a negative impact upon the financial viability and the design of the development. (Story Homes)</li> <li>• Story Homes is supportive of paragraph 3.2.2 which relates to the indicative nature of the Proposals Map included in the Draft Brief. (Story Homes)</li> <li>• Story Homes is currently preparing a detailed planning application for the site and whilst the indicative proposals map is being used to inform the layout design, Story Homes consider it a sensible approach by the Council to include the Map as a guide rather than a prescriptive tool. (Story Homes)</li> <li>• Ask the Council to consider the language used throughout the Brief and refrain from using the words ‘<b>will be</b>’. This is especially important in circumstances where they relate to the provision of features which are not required to make the development acceptable in planning terms, may not be technically or legally attainable and which may compromise the overall quality and attractiveness of the design. (Story Homes)</li> <li>• No comments to make. (Environment Agency)</li> <li>• No comments to make. Not appear to be any strategic cross boundary issues. (North Yorkshire County Council)</li> <li>• No comments to make. (Health and Safety Executive)</li> <li>• No comments to make (Network Rail)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>viability, supportive of, would welcome, wherever feasible/possible and developers should consider. They may potentially offer any developer a legitimate opportunity to <u>not</u> implement the requirement in question. A developer who is seeking to maximise financial returns is unlikely to include any measures which need only be 'considered' to satisfy the Council's vision. If the Council is committed to a particular spec. or design feature the Brief wording should forcefully reflect this position. If not committed, then it should not be in the Brief, as it misleads the public. (Joanne Jones)</p> <ul style="list-style-type: none"> <li>Paragraph 1.4.2 – Concerned about the Brief stating 'around 100 dwellings'. This is too vague. What is the maximum that SLDC will allow on the site? (Ann Park)</li> </ul>	<ul style="list-style-type: none"> <li>No specific comments to make, as it is felt that they do not lie near the SRN and will therefore not effect the safe running of the network. (Highways England)</li> <li>No comments to make – No ENW assets impacted. (Electricity North West).</li> <li>No comments to make. (Historic England)</li> <li>No comments to make. (Canal Trust)</li> <li>No comments to make. (The National Trust – North Region)</li> <li>No specific comments to make. (The Coal Authority)</li> <li>No bespoke comment to make. (The Marine Management Organisation)</li> <li>Paragraph 1.4.2 – says that the Land North of Sycamore Close has been allocated 'around 100 dwellings' in the DPD. What controls are in place on this number and what is the maximum number of houses that could be built on the site? (Preston Richard Parish Council)</li> <li>Constraints – pleased that the Brief acknowledges the constraints on the site, due to the; open countryside setting and its sensitive edges with existing houses in Sycamore Close and the village primary school and further consideration of the constraints of the sites topography and landscape features and its lack of access between the site and the village and its facilities. (Preston Richard Parish Council)</li> </ul>
STATUS OF DOCUMENT AND ASSOCIATED PLANS		<ul style="list-style-type: none"> <li>Policy Context - Paragraph 153 of the National Planning Policy Framework (NPPF) sets out that any additional development plan documents beyond a Local Plan, should only be used where clearly justified. Briefs (a supplementary planning</li> </ul>



Topic Area	Member of public comments	Organisation comments
		<p>document) should only be used where they can help applicants make successful applications or aid infrastructure delivery. They should not be used to add unnecessary to the financial burdens on development. (Story Homes)</p> <ul style="list-style-type: none"> <li>• Policy context – Paragraph 174 of the NPPF states that Local Planning Authorities should set out their policy on local standards through the Local Plan, assessing the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the Development Plan, when added to nationally acquired standards. In order to be appropriate, the cumulative impact of these standards and polices should not put the implementation of the Plan at serious risk and should facilitate development throughout the economic cycle. (Story Homes)</li> <li>• Supportive of the Brief, but it should be provided as a guide and should not be used to introduce specific detailed requirements over and above adopted policy requirements which could affect the deliverability of the scheme. (Story Homes)</li> <li>• Supports the objective of Local Plan – Land Allocations document Policy LA2.14; the site specific policy for the Brief Site.(Story Homes)</li> <li>• Foreword – How much influence will the Brief have on developers and what powers and control do the Council have to ensure that any planning application adheres to the Brief? (Preston Richard Parish Council)</li> </ul>
VISION	<ul style="list-style-type: none"> <li>• The Council’s vision is that this development should ‘complement’ the existing community. Yet, with 100</li> </ul>	<ul style="list-style-type: none"> <li>• Generally supportive of the proposed vision in the Draft Brief and will work with the Council in order to</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>houses, compared with an existing number of x2 that, it would seem that a more outward-looking and creative vision should be adopted. There is a real danger that this development could overbalance the existing community and contribute to a loss of cohesion. The vision should be looking more at what the community might become, rather than how this could be added on; i.e. how is the village of Endmoor to like/be seen as, in 50 years time? The links with existing facilities and houses to both the south and to the north are paramount, as is the need for well-designed open spaces and other areas to come together within the development. In looking at links with the north i.e., Low Park and Summerlands, consideration of what might happen in-between would seem to be very relevant if a comprehensive vision of the larger community is to be envisaged and worked up. (David Boxford)</p> <ul style="list-style-type: none"> <li>• Satisfied that the vision meets the overall requirements for the site and that it recognises the particular constraints of the site. (Peter Watson)</li> <li>• It is important that the vision for the Brief is adhered to throughout the planning process. (Peter Watson)</li> <li>• The vision in the development Brief is good, but this needs to be executed and adhered to throughout the Brief and planning process. (Glenn and Julia Smithers)</li> <li>• Endmoor village, properties on Gatebeck Lane, Low Park and Summerlands all consider themselves part of the 'same community' and yet they are not always linked or cohesive in their communication and amenities. Any vision for the new development should focus on helping the whole community to get together; e.g. footpaths, cycle lanes, joint initiatives, B4RN. Geographically there are challenges and busy roads separating them any yet any layout / plans to connect them would be very</li> </ul>	<p>achieve this. However, the Brief should be a tool to guide development and not an additional layer of policy added to the Development Management process. (Story Homes)</p> <ul style="list-style-type: none"> <li>• Happy with the vision (Preston Richard Parish Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>welcome. Particularly for young families / young people without transport. (Samantha Vyner – Brooks)</p> <ul style="list-style-type: none"> <li>• Feel that the vision meets the requirements for the site and that consideration has been given to the particular constraints of the site. (Ann Park)</li> </ul>	
ENGAGEMENT	<ul style="list-style-type: none"> <li>• The online response form does not allow you to view the full extent of each line, as one enters comments in each box. You cannot get a comprehensive view of the response as it evolves. (David Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned by the online response form; the Parish Council's view is that there are too many steps involved (using the form), and this will put people off making the effort to respond. (Preston Richard Parish Council)</li> <li>• In accordance with national policy (specifically paragraph 162 of the National Planning Policy Framework and its predecessor PPS12), as well as the status of United Utilities Limited as a statutory consultee in the preparation of Development Plan Documents, we would like to continue engagement with South Lakeland District Council through the preparation of planning documents. (United Utilities)</li> </ul>
ACCESSIBILITY AND MOVEMENT		
General		<ul style="list-style-type: none"> <li>• Consider that connectivity and accessibility to be a vital element to the design in any new housing development (Story Homes)</li> <li>• Paragraph 3.4.2 - Support the 'General Principles'. (Preston Richard Parish Council)</li> </ul>
Vehicle access	<ul style="list-style-type: none"> <li>• Paragraph 3.4.3 - Overall vision for this area would suggest that repeating an access off the A65 for each residential development as it arrives, is more in keeping with ribbon development than planning for communities of character. Surely there are other ways of approaching site access? (David Boxford)</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicular access into and through the site – this section of the draft Brief relates to both on-site and off-site highway issues. Story Homes suggest that the final Brief should clarify that any off-site highway works required beyond the site boundary will be required to be delivered through a S278 Agreement</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>• It does not seem logical to introduce another access point to / from the A65, so close to Sycamore Close. It would be a better traffic calming access to the proposed development, if access was from a roundabout at the junction with Commonmire Lane / A65. (Martin Bartolf)</li> <li>• Paragraph 3.4.4 – Emergency access – It is unclear in the Brief if this will be a condition of development. There is a clear contradiction within the wording. ‘Not a requirement’ very ‘highly desirable’. (Joanne Jones)</li> </ul>	<p>and should meet the tests set out in the CIL Regulations and therefore be necessary to make the proposed scheme acceptable in planning terms. (Story Homes)</p> <ul style="list-style-type: none"> <li>• The main vehicular access to the site will be taken from the A65 and we request that the Council confirm that this represents an acceptable access proposal for all types of movement e.g. pedestrian, cycle and vehicular. (Story Homes)</li> </ul>
Highways within the site	<ul style="list-style-type: none"> <li>• Paragraph 3.4.6 – Landscaped verge – The Brief should provide more detail as to how it would expect the verges to be landscaped, in the same way that it has provided details of tree planting. Does a landscaped verge mean it is just grassed, or is the Brief suggesting it should be planted? This is a very vague specification. (Joanne Jones)</li> <li>• Paragraph 3.4.6 - ‘A main street should wind its way through the site’, conjures up another Sycamore Close scenario, where it is overdeveloped. (Ann Park)</li> </ul>	
Pedestrian and cycle – access	<ul style="list-style-type: none"> <li>• Suggest that there should be no cycle/footpaths running too close to existing properties. (Elizabeth Laidlaw)</li> <li>• Understand that neither the Parish Council nor the village school support the proposed new pedestrian cycle way linking the south/eastern corner of Character Area 1 via the school gardens to the north -west corner of the football pitch by the changing rooms. This would seem to be an unacceptable risk of thoroughfare so close to the primary school and the children’s’ playground. Plus, the proposed open space/ green corridor, would be safer for the residents’ children without a thoroughfare through this space. It would not seem logical to relocate the</li> </ul>	<ul style="list-style-type: none"> <li>• The main pedestrian and cycle access to the site will be taken from the A65 and we request that the Council confirm that this represents an acceptable access proposal for all types of movement e.g. pedestrian, cycle and vehicular. (Story Homes)</li> <li>• Whilst we note and support the Council’s desire for multiple footpath and cycle links to be delivered within the scheme, it is important to understand that not all of these links are required to make the scheme acceptable in planning terms. Story Homes will explore all of the proposed additional links, however, it should be clearly noted and accepted that where links require third party land, the delivery</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>existing wall east of the proposed open space. (Martin Bartolf)</p> <ul style="list-style-type: none"> <li>• Paragraph 3.4.11 – new and improved pedestrian/cycle ways between the site and Gatebeck Road via school driveway, plus an additional footpath from Gatebeck Road to Low Park are positive proposals. (Peter Watson)</li> <li>• Off site – active travel routes should be provided to Low Park and Summerlands. (Peter Watson)</li> <li>• On the plan there is a potential cycle/footpath right at the end of my garden, which will cause us disturbance being so close to the house and so I would prefer this not to be located in this slot, but further away. (Bronwen Glancy)</li> <li>• As a family with young boys (8 + 12 years), I would like a means of them getting from Gatebeck Lane to the park/village hall without walking on un-paved roads. Very fast traffic and poor visibility. E.g. better footpaths / cycle lanes. The same from Summerlands to please. (Samantha Vyner – Brooks).</li> </ul>	<p>of those links are beyond Story Homes control and influence. Whilst Storey Homes may be able to make provision for the links within the site providing that engineering and ecological constraints allow, Story's have no control of the deliverability of the links which require 3<sup>rd</sup> party agreements. Story Homes would advise the Council to ensure that the language used within the Brief is of a nature which allows for some flexibility. (Story Homes)</p> <ul style="list-style-type: none"> <li>• Draft Brief, Figure 10, Indicative Proposals Map – Do NOT support any pedestrian/cycle way linking the south/eastern corner of the Character Area 1 via the school gardens to the north-west corner of the football pitch, by the changing rooms. (Preston Richard Parish Council)</li> <li>• Paragraph 3.4.9 – support the provision of active travel routes to Low Park and Summerlands. (Preston Richard Parish Council)</li> <li>• Do support the creation of new and improved pedestrian / cycle links; the proposed new pedestrian/ cycle link between the site and Gatebeck Road via the school driveway; highly recommend the creation of an additional section of footpath between the north boundary of the site to link with the existing footpath (ref 565013) from Low Park to Gatebeck Road; the proposed eastern link corridor (E) on the eastern boundary of Character Area 3, providing access to the public right of way between the A65 and Gatebeck Road. (Preston Patrick Parish Council)</li> <li>• Paragraph 3.6.13 – Highly recommend the creation of an additional section of footpath between the north boundary of the site to link with the existing footpath 9Ref 565013) from Low Park to Gatebeck</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>Also see comments relating to pedestrian/cycle access in the section concerning Design and Layout Principles, 'Character Areas', below.</p>	<p>Road. (Preston Patrick Parish Council)</p> <p>Also see comments relating to pedestrian/cycle access in the section concerning Design and Layout Principles, 'Character Areas', below.</p>
Public Transport – access	<ul style="list-style-type: none"> <li>Paragraph 2.10.3 – the bus service needs to be improved so households do not need more than one car. The current bus timetable does not correspond to the working day and there is no service in the middle of the day. (Elizabeth Laidlaw)</li> </ul>	
Materials and surfaces roads etc		
Existing rights of way	<ul style="list-style-type: none"> <li>Paragraph 2.10.6 – Essential that public access to the public right of way between the A65 and Gatebeck Road is provided to ensure there is access from the proposed development. (Peter Watson, Ann Park)</li> <li>Due to the lack of footpath on Gatebeck Road, from the entrance to Millbrook Caravan Park south to the entrance to the school and village hall, consider that it is essential that the new development does include public access to the public right of way between the A65 and Gatebeck Road. (Preston Richard Parish Council)</li> </ul>	
Managing traffic	<ul style="list-style-type: none"> <li>Paragraph 2.10.1 -the 30mph speed limit should be extended to the end of the built up area, starting just north of Summerlands Hall.(Elizabeth Laidlaw)</li> <li>The 30 mph speed limit should be extended. (Peter Watson)</li> </ul>	<ul style="list-style-type: none"> <li>Paragraph 3.4.3 - Support the extension of the existing 30 mph speed limit and propose that it should be extended north to the junction with Gatebeck Lane. (Preston Richard Parish Council)</li> <li>To help improve road safety on the A65 with average traffic volumes in the order of 7,500 vehicles a day, request that the developers fund the</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>• Paragraph 3.4 – The 30 mph speed limit should be extended past the new development to the junction with Gatebeck Lane. (Ann Park)</li> <li>• To help improve road safety on the busy A65, with average traffic volumes in the order of 7,500 vehicles a day. Request that the developers fund the purchase of a speed indicator device to help calm traffic in the area of the new development. (Glenn and Julia Smithers)</li> <li>• Paragraph 3.4.3 – A65 speed limit - Feel that the efforts of local residents to discourage speeding within Endmoor should be recognised within the Brief and that the provision of an additional community SID should be included as a requirement. (Joanne Jones)</li> </ul>	<p>purchase of a speed indicator device (PTSC) with solar power system (PSTC 823) to help calm traffic in the area of the development. (Preston Richard Parish Council)</p>
Parking arrangements	<ul style="list-style-type: none"> <li>• Paragraph 3.5.2 A layout that is not car dominated – SLDC is rightly keen to promote and encourage more sustainable forms of transport, will it acknowledge that many larger homes (accommodating adult children) have 3 plus cars plus regular visitors? The reality across many new and existing developments across the UK is one of parking chaos, particularly at evenings and weekends. Should an unmanaged overflow of parked cars occur, it would undermine all of the vehicular, pedestrian, safety and visual guidelines laid out in the Brief. Believe that the Council need to accept car ownership levels and insist that parking provision is allocated on this site in a way which ensures cars do not dominate the scene or undermine other development aims. Where garages are provided in any housing development, they are rarely used for car storage, which exacerbates the problem of road parking. On this basis, should garages be included within car allocation space calculations? Most local authorities and developers are burying their heads in the</li> </ul>	

Topic Area	Member of public comments	Organisation comments
	<p>sand over this problem. The site needs to be developed realistically to accommodate cars in a safe and attractive way. The Brief should address this problem more realistically. (Joanne Jones)</p>	
<p>OPEN SPACE, LANDSCAPING AND BIODIVERSITY</p>		
<p>General</p>	<ul style="list-style-type: none"> <li>• Paragraph 2.11.1 – the local playground requires input from all the community who wish to use it. (Elizabeth Laidlaw)</li> <li>• Paragraph 2.6.1 – making the most of the drumlins on the north-west corner would seem to be essential, both to protect this local landscape character also to provide an opportunity for development to pull back from the road verge at this corner, softening the effect. It is essential that if space cannot be found for all the desired dwellings as detailed planning proceeds, that the provision of adequate links, open spaces, allotments and such community items is not sacrificed just to provide the number of houses desired. (David Boxford)</li> <li>• Paragraph 3.6.1 – support the proposal to provide a mix of assets, but would like to know who is responsible for deciding this and what the criteria used will be. (Peter Watson)</li> <li>• Development should have minimal impact on the landscape with less dwellings and greater amount of green space. (Glenn and Julia Smithers)</li> <li>• Open space and multi-functional green infrastructure - The Brief should more clearly define the terms ‘informal recreation’ and ‘informal open space’. How does SLDC envisage these areas will be used on a day to day basis by residents? How will these proposed uses not conflict</li> </ul>	<ul style="list-style-type: none"> <li>• Support the need to incorporate green infrastructure into new developments and the incorporation of green infrastructure to be incorporated into the site. Welcome the suggestions put forward in the Draft Brief. (Story Homes)</li> <li>• Requirements – request that the language used in the open space, landscaping and green infrastructure requirements section of the Draft Brief is reviewed to ensure it is clear that the proposals are guidance and not requirements. Advise the Council to amend this wording to be more flexible and use such wording as ‘the development could’ or ‘where possible’. Any specific requirements should be agreed the developer throughout the preparation of the application, based on technical evidence to ensure that detailed design requirements can be technically achieved. (Story Homes)</li> <li>• Support the general principles and in general the open space requirements but with the caveats we have previously listed, especially those in the housing character areas. Fully support the proposal to provide a mix of assets but would like to know who will make the decision as to the type of assets included in the development. (Preston Richard Parish Council)</li> </ul>



Topic Area	Member of public comments	Organisation comments
	with proposed bio diversity measures and the privacy of other residents? (Joanne Jones)	
Existing open space off-site and outdoor recreation facilities		<ul style="list-style-type: none"> <li>• Paragraph 2.11 – There is an equipped children’s play area and teenage shelter and basketball wall/kickabout area located adjacent to Endmoor village hall (approximately 200m from the centre of the site). Other outdoor facilities within the vicinity of the village hall include a football pitch and tennis courts. (Preston Richard parish Council)</li> <li>• The existing children’s play area is currently requiring considerable financial input which the Parish Council is trying to do little by little within their financial constraints. The play area is currently requiring new surfaces and repairs or upgrades to equipment, which are far beyond the Parish Council funds. (Preston Richard parish Council)</li> </ul>
Location of open space	<ul style="list-style-type: none"> <li>• Paragraphs 2.10.6 and 3.4.11 – The line of one North South Corridor seems to be influenced by the line of the water main. Consider that the function of the corridor is more important. It is vital that there is an adequate north south corridor starting at an extension to the school drive leading towards Low Park and joining into the existing footpath to Low Park. (David Boxford)</li> <li>• Paragraph 3.5.6 – It is important that any buffer created from a green corridor at Character Area 1 – Southern Housing Area, be substantial in order to soften the impact of the development on existing houses in Sycamore Close thus protecting their residential amenity. (Peter Watson)</li> <li>• Paragraphs 3.5.8 and Section 3.2 - rather than a pedestrian / cycle way which links the site via the school field to the football field, suggest keeping the dry stone</li> </ul>	<ul style="list-style-type: none"> <li>• Paragraph 3.6.12 – School buffer multi-functional east – west corridor. Support the proposed Eastern Link Corridor (E) on the eastern boundary of Character Area 3 providing access to the public right of way between the A65 and Gatebeck Road. (Preston Richard Parish Council)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p>wall and rotating the open space by 90 degrees. This will create an open space/corridor between the southern boundary of Area 1 and existing houses in Sycamore Close. (Elizabeth Laidlaw, Peter Watson)</p> <ul style="list-style-type: none"> <li>• Understand that neither the Parish Council nor the village school support the proposed new pedestrian cycle way linking the south/eastern corner of Character Area 1 via the school gardens to the north -west corner of the football pitch by the changing rooms. This would seem to be an unacceptable risk of thoroughfare so close to the primary school and the childrens' playground. Plus, the proposed open space/ green corridor, would be safer for the residents' children without a thoroughfare through this space. It would not seem logical to relocate the existing wall east of the proposed open space. (Martin Bartolf)</li> <li>• Strongly request a green corridor between the southern boundary of Character Area 1 and Sycamore Close. This green corridor should be substantial enough to have a green area, perhaps a wildlife area, orchards etc, to help soften the effect and keep the privacy of residents in Sycamore Close.(Joan Jolly)</li> <li>• In Figure 10 there is no green corridor between the southern boundary of Area 1 and Sycamore Close. Instead there is a 'substantial buffer' along the southern boundary in Character Area 3 by the school and along the western boundary of the school playing fields which in our opinion is wasted as the school is only used for less than 33% of a day during weekdays for approx.. 190 days of the year, (52%). Unlike residents in Sycamore Close who live there 24 x 7,365 days of the year. (Glenn and Julia Smithers)</li> <li>• If a developer is clear about the perceived usage of any green space, the design of the housing layout may be</li> </ul>	

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	<p>done in a more considered way, to avoid the conflicts of use .e.g. informal play in close proximity to a property, exposed gable ends adjacent to a public green space. Feel that the Brief should place greater emphasis on the housing layout being designed sympathetically around such green spaces rather than the green space being created from any leftover pockets of unusable land. (Joanne Jones)</p>	
Quantity of open space	<ul style="list-style-type: none"> <li>• There needs to be provision for lots of green spaces and gardens to create a pleasant rural environment. (Peter Watson)</li> <li>• Development should have a greater amount of green space. (Glen and Julia Smithers)</li> <li>• Feel that the green spaces should be small and many to emulate the rural environment and giving privacy to existing and new residents, not one large green space. (Ann Park)</li> </ul>	
Type of open space	<ul style="list-style-type: none"> <li>• The site should utilise fruit orchards and wild flower meadows as part of the open space and green corridors. (Glenn and Julia Smithers)</li> </ul>	
Long term management and maintenance of open space / green infrastructure	<ul style="list-style-type: none"> <li>• Paragraph 3.6.2 – Whilst the Brief includes a requirement for a long term landscape management plan (3.9.5), it does not describe how this will be enforced upon site completion and how long any such enforcement will last. This is critical in attaining the high level of mature soft landscaping provision described in the Brief. (Joanne Jones)</li> <li>• If the residents are to fund future maintenance this needs to be considered at the outset within any planning application and management plan. The required plan</li> </ul>	

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	<p>should be upfront with regard to cost responsibilities. (Joanne Jones)</p> <ul style="list-style-type: none"> <li>• Native planting does not necessarily equal low maintenance, especially when it has to be balanced with site security. It is essential that future residents support such planting if it is to succeed. (Joanne Jones)</li> </ul>	
Landscaping – type, location	<ul style="list-style-type: none"> <li>• Opportunities – tree planting needs to be of native trees and not unsightly conifers. A definition of what is acceptable needs to be included in the Brief. (Elizabeth Laidlaw)</li> <li>• No mention is made in the Landscape and Green Infrastructure of a requirement that new planting should include MATURE trees. The requirement must be for mature native trees, with specified minimum size for planting. The use of fast growing conifers should be limited. They are simply a cheap way of developers meeting green requirements. Please ensure a far more explicit definition of what is acceptable is included in the Brief. (Jo MacDonald).</li> <li>• The proposals for the Brief lack clarity re. the form the interface on the northern boundary of Sycamore Close / new development will take – screening and landscaping must be deep enough to provide optimal privacy and views for the existing housing and the new dwellings. (Peter Watson)</li> <li>• Paragraph 2.5.2 – there is a small amount of existing planting on the western A65 boundary which appears to be omitted from the Brief. Whilst fairly limited in scale, it helps to soften the boundary wall, adds to the character of the area and will probably include habitats. Will this be retained and incorporated into the new development? (Joanne Jones)</li> </ul>	<ul style="list-style-type: none"> <li>• Paragraph 3.6.15 – Boundary treatment to northern and western boundaries – Fully support the proposed strong landscaping and tree planting along the northern and western boundaries to soften the impact of new development. (Preston Patrick Parish Council)</li> <li>• <u>For United Utilities comments concerning landscaping and sustainable drainage systems features over/near to their water main, see the section on ‘surface water drainage’.</u></li> </ul>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>• Landscape – the most significant visual impact of the site (apart from the effect on Sycamore Close Properties) is from the A65 southbound approach just beyond Summerlands. The current problem of an abrupt edge is partly due to an imbalance of developed flatter land on the left and undeveloped steeply sloping land on the right. Need to mirror local vegetation character. Feel that an opportunity to reflect the height and type of planting on nearby Commonmire Lane should be reinforced as a requirement. This will significantly help in addressing the visual impact of the development on its western edge. The Brief should include a requirement to include a number of semi-mature native trees within the soft landscaping to provide immediate impact close to the A65. (Joanne Jones)</li> <li>• Landscaped boundary along A65 – a number of native semi-mature trees could be specified for this area. (Joanne Jones)</li> <li>• Paragraph 3.6.8 – Providing a green backdrop to rooflines. This aspiration will only be effective if trees of a significant ultimate height are utilised, as mentioned in 3.6.16. The Brief should more robustly reinforce the need for substantial native species to ultimately soften skylines. A clear long term enforcement policy should be in place to ensure survival of such trees and believe that they should be immediately covered with a Tree Preservation Order (TPO). (Joanne Jones)</li> <li>• Planted avenues have been referred to. These should not include evenly spaced single species, as this will not mirror the more informal distribution of trees locally. (Joanne Jones)</li> </ul>	

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	<ul style="list-style-type: none"> <li>Paragraph 3.6.12 – Suggested species mix – the Brief should more precisely describe the look of informal landscape areas rather than simply prescribe a mix of species. Native planting within housing areas is beneficial and attractive, but if not used and maintained correctly it can cause conflicts of interest and untidiness that many residents dislike. It would be preferable to look at the successful use of native plants in other developments and amend the Brief accordingly. (Joanne Jones)</li> </ul>	
Biodiversity	<ul style="list-style-type: none"> <li>Paragraph 3.7.7 – the Brief should be more prescriptive with required minimum numbers of such features. (Joanne Jones)</li> <li>Paragraph 3.7.4 – understory tree planting – Believe that SLDC should reconsider if this is appropriate for all of this site, particularly the woody species suggested. In my opinion, the concept is welcome, but could create conflicts of interest; appearance, security, maintenance, in certain parts of the development. (Joanne Jones)</li> </ul>	<ul style="list-style-type: none"> <li>Paragraph 3.7.5, 3.6.10 – Suggestion of a pond / wetland. This should not be located on top of United Utilities water main due to the contamination risk and the difficulties it creates to gain emergency access, should it be required. (United Utilities)</li> </ul>
Open space – existing built features		<ul style="list-style-type: none"> <li>Draft Brief, Figure 10, Indicative Proposals Map – Do NOT support the proposed re-location of the dry-stone wall bisecting the two fields and it should remain in its current location. (Preston Richard Parish Council)</li> </ul>
DESIGN AND LAYOUT PRINCIPLES		
General	<ul style="list-style-type: none"> <li>The general balance of housing areas, open spaces and adequate links seems to be attempted. (David Boxford)</li> <li>Section 3.5 – glaring omission from the Brief (and also from Storey Homes Framework Plan) is any information</li> </ul>	<ul style="list-style-type: none"> <li>Story Homes has an interest in land to the north of the Brief site and will be promoting that land in the forthcoming ‘Call for Sites’ consultation. We would advise the Council to take this into account during the further preparation of the Brief. (Story Homes)</li> </ul>

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	<p>on possible housing footprints in the development platform. (Peter Watson)</p> <ul style="list-style-type: none"> <li>• Paragraph 3.5 – Are there are any footprint designs in place for the development or will this be done once the Brief has been accepted? If this is the case it would be good to know that the development will provide a rural feel, not a densely populated housing estate. (Ann Park)</li> <li>• Paragraphs 1.3.1, 3.5.1, 3.5.6, 3.5.7, 3.5.8 <i>protect the special /local character of Endmoor and its countryside setting. An opportunity to rectify the loss of the village’s vernacular identity.</i> The special character and vernacular identity which the Brief refers should be spelt out more clearly with images. What qualities are SLDC referring to? Clearer aims and aspirations will allow a developer to fully and adequately interpret this requirement in the proposals. (Joanne Jones)</li> </ul>	<ul style="list-style-type: none"> <li>• Welcomes the references to crime prevention and community safety; 3.5 Design and Layout Framework ‘Integration of Secured by Design Principles’ and Appendix 1 relevant Development Plan Policies – S12 Crime and Design. (Cumbria Constabulary OBO Police and Crime Commissioner).</li> <li>• Section 3.5 – concerned at the lack of recommendations or breakdown of the number and type of dwellings for each character area. (Preston Richard Parish Council)</li> <li>• Support the overarching considerations and the General Principles and the Site Specific Design Guidance. (Preston Patrick Parish Council)</li> <li>• Agree with and stress the importance of the items listed for the orientation, scale, density and layout and in particular the following: careful attention to layout and orientation or longer gardens / planting on the southern boundary to mitigate close proximity views from existing dwellings and protect residential amenity; separation distances between existing and new development (along the southern boundary) should take careful account of the close proximity of properties to the existing boundary to ensure amenity of these residents is protected. (Preston Patrick Parish Council)</li> </ul>
	<ul style="list-style-type: none"> <li>• Understand that we have no right to views. Deeply offended that views out are important for the new homes. In paragraph 2.7.1 it refers to views out of the site, but does not consider the impact on views being removed to existing houses on Sycamore Close which currently have unobstructed views out of the Howgills to the east, the</li> </ul>	

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	<p>Helm to the north and the Langdales and Kentmere to the west. (Glenn and Julia Smithers)</p> <ul style="list-style-type: none"> <li>• Paragraph 3.5.3 General Design Principles it states ‘design that responds to the site and its context and takes advantage of the existing .....views,....’ Whilst not taking into account the total obliteration of any views from existing properties in Sycamore Close. (Glenn and Julia Smithers)</li> <li>• Paragraph 2.7.2 – <i>There are extensive views out of the site...over open countryside..to The Helm, Scout Scar and beyond to the Eastern Fells.</i> Believe that the Brief should acknowledge the loss of such recognised amenities by Sycamore Close properties as a result of the development. SLDC should emphasise the importance of addressing the loss of privacy and amenity by working closely with residents at planning stage to mitigate any adverse effects on existing properties, such as; providing a suitable well maintained planting belt, considering the orientation of dwellings and varying the roof heights by including bungalows along the southern boundary. (Joanne Jones)</li> </ul>	
Materials	<ul style="list-style-type: none"> <li>• Careful choice of materials. (Peter Watson)</li> </ul>	
Height	<ul style="list-style-type: none"> <li>• Ensure that the houses are not taller than two storeys and take into account the roofline. (Elizabeth Laidlaw)</li> <li>• Due to the hilly topography, any taller or bigger houses should built where the field is lowest to lessen the impact on the A65 and Sycamore Close. To also make sure that the roofline is taken into account as the Sycamore Close houses are lower down. (Joan Jolly)</li> <li>• Concerned about the height of dwellings and their roofline in relation to own house. Stress the importance of minimising the skylining impact of the development on existing houses along the southern boundary of Area 1</li> </ul>	<ul style="list-style-type: none"> <li>• Support the reference in paragraph 3.5.4 to the ‘building height, topography and landscape’, especially in relation to neighbouring properties and the school. (Preston Richard Parish Council)</li> <li>• Point out the importance of minimising the sky lining impact of the development on existing houses along the southern boundary. (Preston Patrick Parish Council)</li> </ul>



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	<p>by varying the roof heights and by building bungalows in Areas 1 and 2. (Glenn and Julia Smithers)</p>	
Style/Design	<ul style="list-style-type: none"> <li>• Paragraph 2.5.3 admits that Sycamore Close has contributed to the ‘weakening of the ...vernacular identity’, yet the allocation / development is many more times the size. (David Boxford)</li> <li>• Section 3.5 - There is a strongly held view in the village that the development provides a rural feel and not one of a housing estate. (Peter Watson)</li> <li>• Section 3.5 - The development should be of optimal design in contrast to the existing houses in Sycamore Close, reflecting the vernacular appearance of Endmoor village, with careful choice of house design, layout, materials, and landscaping. (Peter Watson)</li> <li>• Paragraph 3.5.5 – Design cues from the area’s local vernacular – The local character and building forms of Endmoor have been referred to as guidance for the development. Specifically, which building styles in Endmoor is the Brief referring to? There are some newer properties and layouts which do not blend with the character of the village. Feel that photographic examples would help to avoid any misinterpretation of what is expected. (Joanne Jones)</li> </ul>	
Density	<ul style="list-style-type: none"> <li>• Housing of varying densities has been requested. Feel that the Brief should include a minimum distance between dwellings of each type, as this will have a major impact on the skyline and the tree planting objectives. Traditionally, affordable homes are grouped more closely together on new developments for reasons of profit. The Brief should ensure that this does not occur on this development. (Joanne Jones)</li> </ul>	

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	<ul style="list-style-type: none"> <li>Have concerns regarding the density of the housing as unsure of how many properties are going to be built on the site and of what size. Have experienced existing Sycamore Close which is far too dense and at times vehicle locked, care must be taken not to replicate this design. (Ann Park)</li> </ul>	
Character Areas	<ul style="list-style-type: none"> <li>Paragraphs 3.5.8 and Section 3.2 - rather than a pedestrian / cycle way which links the site via the school field to the football field, suggest keeping the dry stone wall and rotating the open space by 90 degrees. This will create an open space/corridor between the southern boundary of Area 1 and existing houses in Sycamore Close. (Elizabeth Laidlaw, Peter Watson, Ann Park)</li> <li>Understand that neither the Parish Council nor the village school support the proposed new pedestrian cycle way linking the south/eastern corner of Character Area 1 via the school gardens to the north -west corner of the football pitch by the changing rooms. This would seem to be an unacceptable risk of thoroughfare so close to the primary school and the childrens' playground. Plus, the proposed open space/ green corridor, would be safer for the residents' children without a thoroughfare through this space. It would not seem logical to relocate the existing wall east of the proposed open space. (Martin Bartolf)</li> <li>Paragraph 3.5.6 – It is important that any buffer created from a green corridor at Character Area 1 – Southern Housing Area, be substantial in order to soften the impact of the development on existing houses in Sycamore Close thus protecting their residential amenity. (Peter Watson)</li> <li>Strongly request a green corridor between the southern boundary of Character Area 1 and Sycamore Close. This</li> </ul>	<ul style="list-style-type: none"> <li>Deeply concerned about the lack of guidance as to the number / density of dwellings in each character area. This is of particular concern as the site has a steep gradient running west to east across the two fields, with the highest elevation by the A65 dropping steeply into the second field. Parish Council considers that there should be less dense development in Character Areas 1 &amp; 2 with careful consideration to the roof lines. This would have a substantial benefit in softening the boundary alongside the A65 and the wider landscape and the impact of the new development when entering the village. (Preston Richard Parish Council)</li> <li>Draft Brief, Figure 10, Indicative Proposals Map – Do NOT support any pedestrian/cycle way linking the south/eastern corner of the Character Area 1 via the school gardens to the north-west corner of the football pitch, by the changing rooms. (Preston Richard Parish Council)</li> <li>Draft Brief, Figure 10, Indicative Proposals Map – Do NOT support the proposed re-location of the dry-stone wall bisecting the two fields and it should remain in its current location. (Preston Richard Parish Council)</li> <li>Draft Brief, Figure 10, Indicative Proposals Map - Without the new pedestrian /cycle way linking the site via the school gardens to the north-west corner</li> </ul>

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	<p>green corridor should be substantial enough to have a green area, perhaps a wildlife area, orchards etc, to help soften the effect and keep the privacy of residents in Sycamore Close.(Joan Jolly)</p> <ul style="list-style-type: none"> <li>• Understand that neither the Parish Council or the village school support the proposed new pedestrian way linking the south/eastern corner of Character Area 1 into the football pitch. Without this link and by keeping the dry stone wall running north/south, which divides the two fields, the proposed open space in the south/eastern corner of Character Area 1 could then be rotated through 90 degrees to be more effectively used with a fruit orchard and wild flower meadows as part of a green buffer between the southern boundary of Character Area 1 and the houses in Sycamore Close. (Joan Jolly, Glenn and Julia Smithers)</li> <li>• Paragraph 3.5.6 – concerning orientation, scale, density and layout; need careful attention to layout and orientation or longer gardens/plantings on the southern boundary to mitigate close proximity views from existing dwellings and protect residential amenity. (Joan Jolly)</li> <li>• Development should utilise the topography of the site especially in Character Area 1, as this is the highest point of the site, most visible from the road and neighbouring houses in Sycamore Close. (Glenn and Julia Smithers)</li> <li>• Brief makes no mention of the steep gradient running east to west from the A65 across both fields and should be used to help minimise the impact of the development on the wider area and along the A65 in particular. The drop in elevation away from the A65 enables the most easterly field to support a more dense development than the westerly field alongside the A65. As the most westerly field slopes up to the A65 this makes Character</li> </ul>	<p>of the football pitch and by keeping the dry stone wall in its current position. This would enable the proposed open space/green corridor in the south /eastern side of Character Area 1 to be rotated through 90 degrees and form a part of a more useful green corridor between the southern boundary of Area 1 and existing houses in Sycamore Close. (Preston Richard Parish Council)</p> <ul style="list-style-type: none"> <li>• Draft Brief, Figure 10, Indicative Proposals Map – Do support the proposed new pedestrian/ cycle link between the site and Gatebeck Road via the school driveway. (Preston Richard Parish Council)</li> <li>• Draft Brief, Figure 10, Indicative Proposals Map – Do support the creation of an additional section of footpath between the north boundary of the site to link with the existing footpath (Ref. 565013) from Low Park to Gatebeck Road. (Preston Richard Parish Council)</li> <li>• Draft Brief, Figure 10, Indicative Proposals Map – Support the proposed Eastern Link Corridor (E) on the eastern boundary of Character Area 3 providing access to the public right of way between the A65 and Gatebeck Road. (Preston Richard Parish Council)</li> <li>• Paragraph 3.4.11 - Do not support any pedestrian cycle way linking the south/eastern corner of Area 1 via the school gardens to the NW corner of the football pitch by the changing rooms. (Preston Richard Parish Council)</li> <li>• Character Area 1 – Southern Housing Area. Support the proposed landscaping and green infrastructure for this area. Stress that the southern boundary of Area 1 should be treated the same as the southern boundary in Character Area 3 and include multi-</li> </ul>

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	<p>Area 1 and 2 especially suitable for bungalows, thus softening the impact of the development whilst meeting a local need for the ageing population in the area and free up more family houses. (Glenn and Julia Smithers)</p> <ul style="list-style-type: none"> <li>• Stress the importance of the items listed in Paragraph 3.5.6 for orientation, scale, density and layout and in particular; the 'careful attention to layout and orientation or longer gardens / planting on the southern boundary to mitigate close proximity views from existing dwellings and protect residential amenity'; 'Separation distances between existing and new development (along the southern boundary) should take careful account of the close proximity of properties to the existing boundary to ensure amenity of these residents is protected'. (Glenn and Julia Smithers)</li> <li>• The southern boundary of Area 1 should be treated at least the same as the southern boundary in Character Area 3 (paragraph 3.5.8) by the school and that the southern boundary of Character Area 1 should also include a multi-functional green corridor with fruit orchards and wildflower meadows as part of the open space and green corridors, providing a 'substantial buffer' to help soften the impact of the new development on the houses in Sycamore Close and to protect their residential amenity. (Glenn and Julia Smithers)</li> <li>• The site should utilise the topography of the site, especially in Character Area 1 as this is the highest point of the site and most visible from the road and neighbouring houses in Sycamore Close. (Glenn and Julia Smithers)</li> <li>• Paragraph 3.5.6 – Character Area 1, Southern housing area – Is the provision of these features (allotments, community orchards, informal recreation, optional (an opportunity), or will it be a specific requirement of any</li> </ul>	<p>functional green corridor providing a 'substantial buffer' to help soften the impact of new development on the existing houses in sycamore Close – to protect their residential amenity. (Preston Patrick Parish Council)</p> <ul style="list-style-type: none"> <li>• Without the proposed new pedestrian / cycle way linking the site via the school gardens to the NW corner of the football pitch and by keeping the dry stone wall in its current position, this would enable the proposed open space /green corridor in the south/eastern side of Area 1 to be rotated through 90 degrees and form a part of a more useful green corridor between the southern boundary of Area 1 and existing houses in Sycamore Close. (Preston Patrick Parish Council)</li> <li>• Character Area 2 – Northern Housing Area – Support the landscaping and green infrastructure for this area and would stress the importance of a gated emergency access option on to the A65. (Preston Patrick Parish Council)</li> <li>• Character Area 3 Central / Eastern Housing Area – Support the majority of the landscaping and green infrastructure recommendations for this area, except for the proposed multi-functional green corridor on the southern edge which the Draft Brief states will provide a substantial buffer to the school. The Parish Council do not believe that the multi-functional green corridor should be any larger here than that on the southern boundary of Character Area 1. (Preston Patrick Parish Council)</li> </ul>

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	<p>planning application? Will such features be accessible to existing Endmoor residents? (Joanne Jones)</p>	
<p>Layout – spaces, location of development</p>	<ul style="list-style-type: none"> <li>• There should not be any dwellings located too close to the existing housing on Sycamore Close. Fully support the provision of adequate separation between the houses in the new development and the existing housing. (Peter Watson, Joan Jolly)</li> <li>• Paragraphs 2.5.1, 2.5.3 – The Council has previously stated that any development on this site should ‘enhance the drumlin landscape’ which is special and unique to this area. This requirement is unfortunately not present in the Brief. A drumlin landscape cannot be enhanced by development, it can only be obscured. The Brief states that under the Building for Life Principles the development should ‘take advantage of existing topography’. Feel that the Brief should state more clearly how this is envisaged. Aside from the general west to east slope, how will the crowns of the existing drumlin mounds be incorporated into the site or will they be flattened to ease layout and development. (Joanne Jones)</li> </ul>	
<p>Renewable Energy and Sustainability</p>		
<p>External Lighting</p>	<ul style="list-style-type: none"> <li>• Ensure that any street lighting is low density and subtle. Bright lights on all night are rarely needed. (Elizabeth Laidlaw)</li> <li>• Paragraph 3.4.2 - Appropriate street lighting – the Brief should go beyond a requirement to ‘minimise light pollution’. In such close proximity to the National Park, the Brief should request that developers look at even greater measures to reduce light pollution with</li> </ul>	

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	appropriate type of LED lights and hooded lamps. (Joanne Jones)	
TYPE OF DEVELOPMENT		
Housing General		
Housing Mix	<ul style="list-style-type: none"> <li>• People from outside the area tend to buy the larger properties and then under-occupy them. The developer will need to build a mix of affordable housing for the elderly and young families and not concentrate on four/five bedroom properties. (Elizabeth Laidlaw)</li> </ul>	
Housing Type	<ul style="list-style-type: none"> <li>• It might be appropriate to look at some bungalows and smaller properties on the fringes of the site to manage the skyline impact on residents south of the development. (Jo MacDonald)</li> <li>• Would like to see sufficient bungalows on the site to meet the needs of the local population. Consider that not enough bungalows are built for the ageing population.(Joan Jolly)</li> <li>• Site should include sufficient bungalows to support the needs of the ageing population in the area and free up more family houses. (Glenn and Julia Smithers)</li> </ul>	
Affordable Housing	<ul style="list-style-type: none"> <li>• Paragraph 3.3.4 of the Draft Brief is not specific about the number of houses that can be built on the site, so will controls be placed on the number and will it be enforced? The 35% 'affordable' homes ratio must also be enforced. Consider the size of this site is suitable for up to sixty houses. (Elizabeth Laidlaw)</li> <li>• Concerned at the suggested minimum of 35% affordable housing. Needs to be a revision of thinking on the minimum quantity of affordable housing – it needs to be higher. (Jo MacDonald)</li> </ul>	<ul style="list-style-type: none"> <li>• Story Homes welcomes the Council's flexible approach to the provision of affordable housing in circumstances whereby viability cannot be demonstrated, as set out in Paragraph 3.3.4 of draft Brief and Core Strategy.(Story Homes)</li> <li>• Support paragraph 3.3.6 of Draft Brief which requires the affordable dwellings to be distributed throughout the site in small clusters and to be indistinguishable in design. (Story Homes)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>The Brief states that the development should include a minimum of 35% affordable dwellings. Unsure if the Brief makes it sufficiently clear to any developer, that this is non-negotiable. How will SLDC ensure that developers will not re-submit the application removing the affordable homes element, as at Jack Hill, Allithwaite?. This comment is specifically made in relation to the number of 2<sup>nd</sup> homes in Cumbria and the needs of local residents. (Joanne Jones)</li> </ul>	<ul style="list-style-type: none"> <li>Ask that the Council ensure that the Brief is both worded and interpreted in a manner which allows some flexibility with regards to the requirement to distribute affordable dwellings in small clusters, to enable both physical and practical reasons to be considered which would affect the final proposed location of affordable homes. I Story Homes' experience, some Registered Social Landlords and Housing Associations prefer the affordable properties to be in larger clusters for management purposes. (Story Homes)</li> </ul>
Self – Build Housing	<ul style="list-style-type: none"> <li>Support maintaining the provision for an area of self-build properties. (Elizabeth Laidlaw)</li> </ul>	<ul style="list-style-type: none"> <li>Story Homes has no objection to the Council's support for self-build properties and that an element of self-build properties would be welcomed on the Brief site. However, Story Homes has previously expressed concerns in regard to the incorporation of self-build into large developer led schemes via representation to the Draft Development Management Policies Consultation in Jan 2017. Incorporating self-build housing into larger schemes presents difficulties and concerns for developers: contractual difficulties; impact on viability; impact on deliverability; commencement and completion timescales for the self-build units; health and safety management issues; potential discouragement of purchasers. In line with concerns above it is unlikely that Story's draft proposals will include self-build provision. (Story Homes)</li> </ul>
Extra care housing/housing for the elderly	<ul style="list-style-type: none"> <li>Paragraph 3.3.7 – The developer will need to build a mix of affordable housing for the elderly and young families and not concentrate on four/five bedroom properties. (Elizabeth Laidlaw)</li> </ul>	

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> <li>The inclusion of properties suitable for older people is important. (Jo MacDonald)</li> </ul>	
AMENITY ISSUES		
Residential amenity	<ul style="list-style-type: none"> <li>Ensure that the houses are not designed to be taller than two storeys and take into account the roofline, particularly with regards to the fact that Sycamore Close houses are on a lower level. Do not consider that tall houses will be suitable due to the development edging on to open fields. The desirable views are not just for the new houses. (Elizabeth Laidlaw)</li> <li>Suggest that there should be no cycle/footpaths running too close to existing properties. (Elizabeth Laidlaw)</li> <li>There needs to be provision for lots of green spaces and gardens to create a pleasant rural environment as well as safeguarding the privacy and amenities of residents in Sycamore Close. (Peter Watson)</li> <li>The proposals for the Brief lack clarity re. the form the interface on the northern boundary of Sycamore Close / new development will take – screening and landscaping must be deep enough to provide optimal privacy and views for the existing housing and the new dwellings. (Peter Watson)</li> <li>Live in 7 Sycamore Close bordering Character Area 1. It is only 1.5 metres from the boundary wall. Our house is closest to the new development and we are very concerned by the potential loss of privacy and amenity unless the housing density in Area 1 is low enough to allow sufficient depth of green space and screening to provide adequate privacy to our house. (Glenn and Julia Smithers)</li> <li>It is important that my house and garden is well screened from the work as it progresses and is well screened from</li> </ul>	<ul style="list-style-type: none"> <li>Agree with and stress the importance of the items listed for the orientation, scale, density and layout and in particular the following: careful attention to layout and orientation or longer gardens / planting on the southern boundary to mitigate close proximity views from existing dwellings and protect residential amenity; separation distances between existing and new development (along the southern boundary) should take careful account of the close proximity of properties to the existing boundary to ensure amenity of these residents is protected. (Preston Patrick Parish Council)</li> </ul>



Topic Area	Member of public comments	Organisation comments
	<p>the houses built directly in front of me when complete. (Bronwen Glancy)</p> <ul style="list-style-type: none"> <li>• Separation distances from Sycamore Close – Believe that the Brief should further emphasise the importance of privacy and view for residents of existing properties. If a planting belt is specified on the southern boundary, what measures will be put in place to ensure that it does not become an unmaintained no man’s land? The central access road proposal may lead to a planting belt being sandwiched between two sets of rear gardens. The Story Homes peripheral access road may allow a more sustainable planted area. (Joanne Jones)</li> <li>• Paragraph 3.5.8 – Character Area 3 – Central /Eastern Housing Area. Within this character area, the Brief refers to ‘the incorporation of higher density housing and terraces’ whereas the other character areas do not. This appears to contradict the requirement for the different housing styles to be located in clusters throughout the three areas and for the dwellings to be ‘tenure blind’. (Joanne Jones)</li> </ul>	
Noise	<ul style="list-style-type: none"> <li>• Would like assurances that noise will be kept as limited as possible. Weekdays only, no night work or at weekends. Also, that any generators are only running between office hours. (Bronwen Glancy)</li> <li>• Paragraph 3.10.1 – It is unclear if this refers to noise levels during construction or the impact of road traffic on future residents within the development. (Joanne Jones)</li> </ul>	

Topic Area	Member of public comments	Organisation comments
<p>INFRASTRUCTURE including developer contributions break down by infrastructure type.</p>	<p><u>Education:</u></p> <ul style="list-style-type: none"> <li>The nearest primary school is vastly undersubscribed. (Elizabeth Laidlaw)</li> </ul> <p><u>Broadband:</u></p> <ul style="list-style-type: none"> <li>The Government funding for rural Cumbrian broadband has been given to the incumbent to prop up their ancient copper solution, so some households in the areas do not have a workable broadband connection. We cannot be sure that the incumbent will rectify this, so it is possible that further calls on the connection will deteriorate the service until it becomes unworkable for even more people. (Elizabeth Laidlaw)</li> <li>The Parish is working towards a B4RN (Broadband for the Rural North) connection. This will soon be at our borders and later will surround us. B4RN is a professionally designed fibre optic broadband network which offers 1,000Mbps FTTH broadband to every property in their coverage area costing £30 per month. Suggest that the developer provide their share of the total cost by putting something in place to pay-up front for a connection for their residents and to be asked what else they can do to help in this community project. This will make their development viable.(Elizabeth Laidlaw, Glenn and Julia Smithers)</li> <li>Site development by Story Homes could be used to facilitate improvements to broadband provision. (Peter Watson)</li> <li>Any financial contributions to B4RN initiatives from the developer, Story Homes, would be very welcome. (Samnantha Vyner – Brooks, Ann Park)</li> </ul> <p><u>Water supply:</u></p>	<p><u>Broadband:</u></p> <ul style="list-style-type: none"> <li>Endmoor suffers from v. slow and unreliable broadband. Members of the community are currently investigating the installation of Broadband for the Rural North (B4RN) high speed fibre broadband service and would ask that the developer work with the team of volunteers to help bring this to the village. (Preston Richard Parish Council)</li> <li>Add high speed broadband to the list of site specific opportunities, paragraph 2.17.1 of draft Brief. (Preston Richard Parish Council)</li> </ul> <p><u>Water Supply:</u></p>

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> <li>• Paragraph 2.16 - <u>United Utilities</u> will expect any future development on this site to connect foul only into the sewerage system, with surface water disposed of via separate means in line with the Surface Water Hierarchy. (United Utilities Ltd)</li> <li>• Interested parties should be aware that whilst the easement is considered a private land matter to be addressed and agreed with United Utilities separately, this should be dealt with prior to any housing layout being finalised in order to ensure no unnecessary time or expense is incurred. Proposed layouts that impact the easement in any way should be agreed and approved by United Utilities Asset Manager, Daniel Serrage (Daniel.serrage@uuplc.co.uk). (United Utilities Ltd)</li> <li>• Figure 10 – Indicative Proposals Map – Note that this is an indicative plan showing the land on top of the water main to be retained as open space / green corridor (B – North /South Corridor). However, it appears to indicate the main vehicular route into and through the site will cross over the water main. Any layout showing any road /path etc. crossing our easement must be formally approved in writing by United Utilities (UU). Contact should be made with UU’s Water Asset Manager. (United Utilities).</li> <li>• Paragraph 3.6.8 – makes reference to new landscape planting. Areas that fall within close proximity to existing United Utilities (UU) infrastructure should use approved planting species, in line with UU guidance document ‘Standard Conditions for Works Adjacent to Pipelines’. (United Utilities)</li> </ul>

Topic Area	Member of public comments	Organisation comments
	<p><u>Foul Sewer:</u></p> <ul style="list-style-type: none"> <li>• Paragraph 2.16.1 - No work should start on the site until United Utilities have completed their upgrade of Endmoor WwTW. (Elizabeth Laidlaw, Peter Watson, Joanne Jones)</li> <li>• Until the work to upgrade the Endmoor WwTW is finished, no plans for the site should be approved. (Joan Jolly, Glenn and Julia Smithers, Ann Park)</li> <li>• United Utilities (UU) do not expect to start work upgrading the site until next March 2018 and the expanded WwTW becoming operational in December 2018. Consider that any work on the new housing development should not be allowed to start until UU has completed the upgrade to the Endmoor WwTW. (Preston Richard Parish Council)</li> </ul>	<p><u>Foul Sewer:</u></p> <ul style="list-style-type: none"> <li>• <u>Paragraph 2.17.1 Constraints – Note the fourth bullet point highlights that there are known capacity issues with the sewerage infrastructure capacity. The above comments (re Para. 2.16) should be reflected within the entire Brief wherever appropriate. (United Utilities Ltd)</u></li> </ul>
COMMUNITY FACILITIES		
FLOODING / DRAINAGE		

Topic Area	Member of public comments	Organisation comments
Surface water drainage/flooding and Sustainable Urban Drainage Systems (SUDS).	<p><u>Surface Water Drainage/flooding:</u></p> <ul style="list-style-type: none"> <li>• Paragraph 2.16.1 – Plans for sustainable drainage must be ensured before any development is allowed. (Elizabeth Laidlaw)</li> <li>• Concern about the comment from Story Homes concerning the cost of sustainable drainage. Confirm that sustainable drainage MUST be the basis for development and not a nice to have addition. The reference to ‘limited ponding’ during periods of high rainfall in the draft Brief is accurate, but it needs to be stressed that when this occurs, the water can sit for several months. Sustainable ways of holding this water must be implemented within the development. A significant part of the site which is affected by high levels of surface water during wet periods and the 1 in 100 year requirement possibly is inadequate. Suspect that some levels we will begin seeing will soon be called ‘1 in 1000 year events’. (Jo MacDonald)</li> </ul>	<ul style="list-style-type: none"> <li>• Paragraph 2.17.1 – Constraints – The sixth bullet point also states that there is surface water ponding in a limited part of the site. United Utilities requests that a Drainage Strategy is submitted as part of any planning application. The Council should be confident that any development has addressed ponding and the risk of flooding to existing and future residents. (United Utilities Ltd)</li> <li>• Paragraph 3.9.6 - Swales may not be acceptable if they are located on top of their infrastructure. This should be confirmed with UU Developer Services prior to any planning application, as this could impact on proposed layouts.(United Utilities)</li> <li>• The location of Sustainable Drainage scheme(s) will require discussions with United Utilities to ensure agreement of appropriate locations. (United Utilities)</li> <li>• Paragraph 3.6.8 – Green Infrastructure Framework (A – Access Corridor) refers to the incorporation of Sustainable Drainage System features. United Utilities (UU) highlights that development of certain Sustainable Drainage System features may not be considered acceptable on top of UU infrastructure. Discussions should be held with Developer Services to confirm UU’s position. Contact Developer Services <a href="mailto:wastewaterdeveloperservices@uuplc.co.uk">wastewaterdeveloperservices@uuplc.co.uk</a> (United Utilities)</li> </ul>
GROUND CONDITIONS, CONTAMINATION		
TECHNICAL REQUIREMENTS		<ul style="list-style-type: none"> <li>• The Draft Brief requires both a noise impact and an Air Quality Assessment to be prepared and submitted with a planning application. Request some degree of flexibility is allowed within the Brief to</li> </ul>

Topic Area	Member of public comments	Organisation comments
		<p>allow these issues to be scoped and agreed with Development Management Team. Based on experience and the rural nature of the site, would not normally anticipate that such assessments would be required. Likewise matters relating to Flood Risk, Ecology and Environmental Sustainability are all matters which are considered best dealt with through the planning application stage taking into account the policies contained within the Core Strategy.(Story Homes)</p>
ARCHAEOLOGY		<ul style="list-style-type: none"> <li>• As previously expressed in the 2016 consultation, the County Council Historic Environment Record indicates that there are earthwork remains surviving on the site of a square enclosure and a field boundary that predate the existing parliamentary enclosure field systems. They are indicative of medieval, or possibly even earlier, agricultural remains. It is considered that there is potential for similar, currently unknown, remains to survive below ground. (Cumbria County Council, Historic Environment Officer)</li> <li>• The draft Brief currently has no provision for dealing with archaeological assets. Given the potential for archaeological assets on the site, advise that an archaeological desk based assessment and evaluation in the form of a geophysical survey, should be undertaken to provide additional information at the planning application stage. An informed judgement will then be made as to whether the planning consent for the site will need to include provisions for the recording or preservation of archaeological assets in situ. This advice is in line with the approach outlined in the other recent SLDC</li> </ul>

Topic Area	Member of public comments	Organisation comments
		development briefs. (Cumbria County Council, Historic Environment Officer)
HISTORIC ENVIRONMENT		
PHASING		
VIABILITY		<ul style="list-style-type: none"> <li>Some concerns in relation to a number of the proposed development requirements, which Story Homes consider may be beyond their control to deliver or which may have a negative impact upon the financial viability and the design of the development. (Story Homes)</li> </ul>
IMPLEMENTATION AND DELIVERY		<ul style="list-style-type: none"> <li>Phasing para (4.2.1) - Note that the site is currently in one ownership (para. 2.3.1), however the Brief highlights the need for a holistic approach to the delivery of the site as a whole. United Utilities are aware of the challenge that is often presented by fragmented ownership. Whilst masterplans often aspire to secure the delivery of development in a coordinated and holistic manner, this is often a major challenge in practice. The Brief suggests that one planning application should be submitted. United Utilities recommends that any application includes details for an overall drainage scheme for both foul and surface water to be considered and accepted prior to the determination of any planning application.(United Utilities)</li> </ul>

Specific comments in relation to sections/paragraphs, (suggesting changes to the text rather than comments) and maps in the Draft Brief:

Suggested changes to text in Draft Brief (pages referred to in the Draft):

- Ask the Council to consider the language used throughout the Brief and refrain from using the words '**will be**'.(Story Homes)
- Vehicular access into and through the site – this section of the draft Brief relates to both on-site and off-site highway issues. Story Homes suggest that the final Brief should clarify that any off-site highway works required beyond the site boundary will be required to be delivered through a S278 Agreement and should meet the tests set out in the CIL Regulations and therefore be necessary to make the proposed scheme acceptable in planning terms. (Story Homes)
- Footpath and cycle framework – some links in the Draft Brief may require 3<sup>rd</sup> party land. Question the deliverability of foot and cycle links that involve 3<sup>rd</sup> party land / agreements. The Council should ensure that the language used within the Brief is of a nature which allows some flexibility. (Story Homes)
- The language in the landscape, open space and green infrastructure requirements section needs to be reviewed to ensure it is clear that the proposals are guidance and not requirements. Advise Council to amend the wording, so as to be more flexible. Suggest wording such as, 'the development could' or 'where possible' rather than 'will'. Any specific requirements should be agreed with the developer throughout the preparation of the application, based on technical evidence to ensure detailed design requirements can be technically achieved. (Story Homes)
- Paragraph 2.17.1 – Tree planting needs to be of native trees. A definition of what is acceptable needs to be included in the Brief. (Elizabeth Laidlaw)
- Paragraph 2.11.1 – The Brief should read 'There is a well-used children's play area which is in need of some upgrading. (Preston Richard Parish Council)
- Paragraph 2.17.1 – Opportunities – add high speed broadband to the list of opportunities.(Preston Richard Parish Council)
- Paragraph 2.16 – Request text is amended as follows. Delete '(mains and pumping)'. Add additional text, so it reads, 'There are known water pressure/flow issues in Endmoor and network reinforcement measures are needed. (new text follows) 'United Utilities will expect any future development of this site to connect foul only into the sewerage system, with surface water disposed of via separate means in line with the surface water hierarchy'. (United Utilities)
- Paragraph 4.42 - Request text is amended as follows. Delete '(mains and pumping)'. Add additional text, so it reads, 'There are known water pressure/flow issues in Endmoor and network reinforcement measures are needed. (new text follows) 'United Utilities will expect any future development of this site to connect foul only into the sewerage system, with surface water disposed of via separate means in line with the surface water hierarchy'. (United Utilities)
- Paragraph 4.42 – add text to the end of the paragraph '...A detailed Drainage Strategy should be submitted as part of any future planning application'. (United Utilities)
- Paragraph 3.93 – add additional text to end of paragraph 'In cases where a developer still proposes to dispose of surface water via a combined sewer, robust evidence will be required to be submitted as part of any planning application to demonstrate that there are no alternative methods available'. (United Utilities)



- Paragraph 4.2.1 – phasing – include in document text...’ United Utilities recommends that any planning application includes details for an overall drainage scheme for both foul and surface water to be considered and accepted prior to the determination of any planning application’. (United Utilities)

Suggested changes to Maps/Figures:

- Rather than a pedestrian / cycle way which links the site via the school field to the football field, suggest keeping the dry stone wall and rotating the open space by 90 degrees. This will create an open space/corridor between the southern boundary of Area 1 and houses in Sycamore Close. (Elizabeth Laidlaw, Peter Watson)
- Section F: Boundary treatment to northern and western boundaries – comment – this does not appear to be marked / referenced on the indicative Proposals Map. (United Utilities)

Category B:

Other issues raised –

- Trust that SLDC will have something in place to ensure no purchases are for holiday lets. (Elizabeth Laidlaw)
- Showing consideration for neighbouring households – the noise from building work needs to be limited as possible, on weekdays only, with no work in the evening and with any generators only to be run during office hours. (Elizabeth Laidlaw)
- Paragraph 2.4.1 – planning history – Consider that it is relevant that a planning appeal was dismissed on a site by the showfield previously on grounds that the landscape was of too valuable ‘open aspect’ to allow such a development.(David Boxford)
- Want my trees and their roots protected. (Bronwen Glancy)
- I would like the stone wall extended from the houses further down from me as a boundary for my house. This would be good for biodiversity. (Bronwen Glancy)
- I want it noted that my husband is severely disabled and confined during the day and night to the back of the house overlooking the garden and so consideration of this would be very helpful if noted by the builders. (Bronwen Glancy)

Category C:

GENERAL COMMENTS NON - SITE SPECIFIC – PROPOSALS DOCUMENT

Topic Area	Member of public comments	Organisation comments
Purpose/Whole Concept	•	•

Category D:

Appendix 3 Site Information sheets – general

Topic Issue	Member of public comments	Organisation comments
Open Space		
Viability		
Engagement		•

Category E:

Appendix 3 Site Information sheets – Site Specific comments:

Topic Issue	Member of public comments	Organisation comments

Category F:

Drop in Event comments. All responses submitted at the drop in event, Endmoor Village Hall (24 April, 2017)

- Please can we have as many footpaths and cycle lanes from the north onto the housing area as possible giving access from Gatebeck Lane without having to use A65 (especially for kids);
- What is happening with B4RN initiative? Financial contribution from Story Homes would be very welcome;
- Consider aiding better community feel & links between Summerlands / Gatebeck Lane / Low Park e.g. all are Endmoor - & amenities / village centre feels very separate especially children & young people accessing park / playing fields / tennis courts / school by themselves – e.g. footpaths / by bike.

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